



# THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 531 Dispur, Monday, 18th July, 2022, 27th Ashadha, 1944 (S. E.)

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GOVERNMENT OF ASSAM  
ORDERS BY THE GOVERNOR  
DEPARTMENT OF HOUSING AND URBAN AFFAIRS

## NOTIFICATION

The 22nd June, 2022

**No.UDD(T)226/2022/6.-** In exercise of the powers conferred by the Section 9 (nine) of the Assam Town & Country Planning Act, 1959 (Assam Act II of 1960) read with Sub-section I of Section 10 (Ten) of Assam Town & Country Planning Act (As amended), the Governor of Assam is pleased to published the following notice regarding the publication of Draft Master plan for Donkamokam -2041.

### Notice for the Publication of Draft Master Plan for Donkamokam:

1. It is notified that the draft master plan for Donkamokam prepared by the Directorate of Town & Country Planning, Government of Assam, Town & Country Planning Act. 1959 read with Sub-section I of Section 10(Ten) of Assam Town & Country Planning Act (As amended), for the area described in the schedule below is hereby published.
2. Any person or persons affected by the Draft Master plan may submit their objection or opinion in writing to the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6 within two months from the date of publication.
3. The Draft Master plan for Donkamokam with all relevant papers and maps may be inspected free of Cost during office hours at the Office of the Director, Town & Country Planning, Government of Assam, Dispur, Guwahati-6, the Deputy Director, Town & Country Planning, District Office-Diphu, Karbi Anglong, the Circle Office, Donkamokam Revenue Circle, Donkamokam, Office of the Chairman, Donkamokam Municipal Board, Donkamokam. Copies of the Draft Master plan for Donkamokam are available at the Office of the Deputy Director, Town & Country Planning, Diphu, Karbi Anglong on payment.

**SCHEDULE-I****A. SITUATION AND AREA: -**

District : West Karbi Anglong

Master Plan area: 27.598 sq. km.

Revenue Area included in the Final Master Plan of Donkamokam.

**1. Donkamokam Town Area****2. Other villages included in the proposed Master Plan for Donkamokam:**

Villages		
Bogori Gaon	Khanajan	Sarsenot
Garo Gaon	Pub Ghilani	Bogori Gaon
Padum Pukhuri	Natun Ghilani	Langsodo
Phankiri Gaon	Taralangso	Chirimukam
Artukekang	Radhanagar	Bor Donka
Langhan Gaon	Ramsing	Donka Sarpo

**3. Description of boundaries within the Master Plan area**

- **East- Ronghang Reserve**
- **West-Jaigong Pahar**
- **North-Rongkuroi**
- **South- Engleng Village**

**KAVITHA PADMANABHAN,**

Commissioner & Secretary to the Government of Assam,  
Department of Housing and Urban Affairs,  
Dispur, Guwahati-6.

## **I. CHAPTER 1: INTRODUCTION OF MASTER PLAN AREA**

### **1.1 LOCATION**

Donkamokam is geographically located at 25°55'N and 92°42'E at an average elevation of 77m. Donkamokam is one of the main statutory towns of Autonomous district of West Karbi Anglong. It is located in the north-eastern part of the district. It connects the other important towns of Donka Revenue Circle like Hamren and Baithalangso. Donkamokam is well connected with State Highway and National Highway, viz., SH-19 and NH-627. Karbi Anglong Autonomous Council Transport buses ply at regular interval to other important cities of the state. The nearest railway station is at Hojai, 21 km away from Donkamokam. N. F. Rail communication also makes the area easily accessible from various parts of the region.

With the commencement of the Indian constitution the District Council was formed on 23<sup>rd</sup> June' 1952 under the Sixth Schedule. Henceforth the Council came into being and was called Karbi Anglong District Council. The Karbi Anglong District was formerly known as the Mikir Hills. The United Mikir Hills and North Cachar Hills were formed on 17<sup>th</sup> Nov/1951. On 2<sup>nd</sup> January' 1970 Mikir Hills District was separated from North Cachar District by carving out some portions of Sibsagar, Nagaon and United Khasi and Jaintia Hills. Both the districts were re-named from Mikir Hills District to Karbi Anglong District on 14<sup>th</sup> Oct/1974 and North Cachar Hills District (Present – Dima Hasao).

The West Karbi Anglong district (Previously known as Lalung Tiwa Hills) is a new district formed out of the existing Donka circle of existing Karbi Anglong District of Assam on 15<sup>th</sup> August, 2016. Hamren is the headquarter of the newly formed district. The district is a part of Karbi Anglong Autonomous Council, Diphu and it is administered according to the Sixth Schedule of the Indian Constitution.

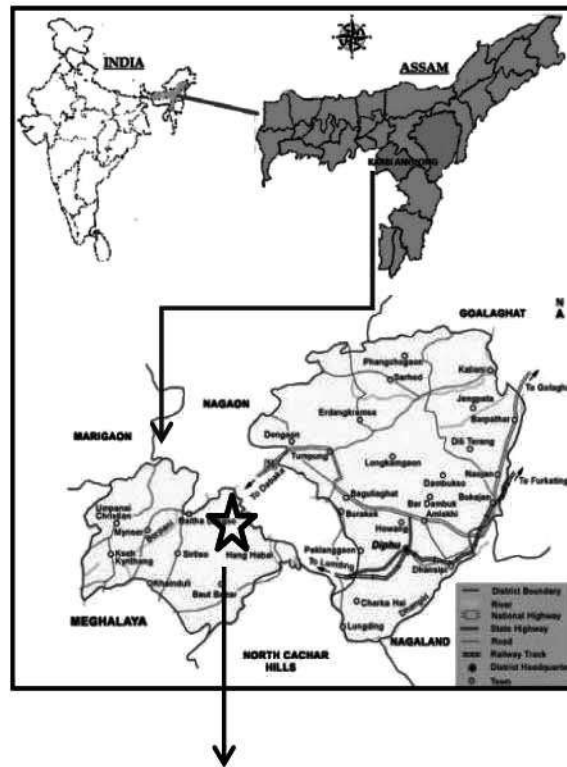
The West Karbi Anglong is the formed from Karbi Anglong district, the biggest district of Assam that covers about 13% of the total area of the state. It comprises of 2 Statutory Census Towns, 317 Revenue Villages and 855 Census Villages. The geographical area of the district is 3035 Sq. Km. The total population of 2,95,358 (as per 2011 census) with density of population 97 per Sq. Km and literacy rate of 85.19%, Male 90.19% and Female 80.19%. Hinduism is the largest community making up 79.51% of the population, while Christians are 19.14%. Much of the population practices traditional tribal religion but records their religion as Hindu on the census. The West Karbi Anglong District is situated in the

central part of Assam between 25°33'N to 26°09'N and longitude 92°08'E to 93°04'E latitude. The district can be broadly divided into two physiographic units viz. Hills and Plans. About 95% of the areas consists of hills. Kopili, Karbi Langpi (Borpani), Amrengr, Myntriang, Amtereng and Sinani are the major rivers of the district. Hydro Electric Project have been set up on the Myntriang and Karbi Langpi rivers. 3 State Reserve Forests namely Amrengr, Rongkhang and Jakota along with 4 district council Reserve Forests namely Sarchim, Kolonga, Amrengr 1st Edition and Amrengr 2nd Edition are found in the district. Even though, the district is dotted with hills, a few of which can be categorized into Mountain. Among them, the highest is the Laru Peak which is at about 1290 metres above the sea level.

## **1.2 REGIONAL SETTING**

Donkamokam Master Plan area lies in the North-eastern part of West Karbi Anglong district. The district shares its borders with Nagaon, Hojai and Morigaon in the North, North Cachar Hills in the East and South, the state of Meghalaya in the West and South. The eastern part of this district is plain and the western part is mostly covered with hills. The entire area of the master plan area consists mainly of plain region. The beauty of nature with wilderness of dense trees can be viewed from all around the district making it a tourist attraction. West Karbi Anglong is a tribal district which is home to many tribes including Karbis, Bodos, Dimasas, Tiwas, Khasis, Kuki, Garos comprising of 65.52% of the district population. There are also people from Nepali, Bihari, Bengali and Assamese-speaking general community occupying various pockets of the district maintaining their own ethnic identity. Karbi, a Tibeto-Burman stock is the predominant inhabitant of the district. Donkamokam mainly consists of Karbi people and the plain geographical setting makes the region an urban centre. The Common language mainly used in Donkamokam is Karbi and Assamese.







### 1.3 BRIEF HISTORY OF THE TOWN AND SURROUNDING

The name of the district ‘Karbi Anglong’ is believed to have been derived from the word ‘Karbi’ drawn from the term ‘Thakarkibi’, a sacred festival performed by the people to worship God during marriage and harvesting etc. Thus “Kar” from Thakar and “Bi” from kibi together formed Karbi. The word Anglong means high and standing hills. Thus the name of district is known as “Karbi Anglong”.

The West Karbi Anglong district (Previously known as Lalung Tiwa Hills) is a new district formed out of the existing Donka circle of existing Karbi Anglong District of Assam on 15<sup>th</sup> August, 2016. Hamren is the headquarter of the newly formed district. The district is a part of Karbi Anglong Autonomous Council, Diphu and it is administered according to the Sixth Scheduled of the Indian Constitution. The Karbis called themselves as “Arlengs” meaning man. The Karbis constituting a Non associates of the Bodo tribes and more specifically they are closed in their ethno- Ariyan tribal group are the graphic entity to the

Kukichin. In physical features, the Karbis resemble people of the Assamese communities having Mongoloid characteristics.

Donkamokam Master Plan area lies in the North-eastern part of West Karbi Anglong district. The district shares its borders with Nagaon, Hojai and Morigaon in the North, North Cachar Hills in the East and South, the state of Meghalaya in the West and South. Even though, the district is dotted with hills, Donkamokam is the only plain town of the district. The beauty of nature with wilderness of dense tropical forest covered hills and plains make the town and surrounding region a special place of tourist attraction. No one can say specific history in relation to the origin of the name of the town. However, 'Dong' in Karbi language means 'shallow water or river' and 'Kam' mean 'step (verb)/crossing'. Donkamokam can be translated as 'To cross the shallow water'.

Cane/bamboo Product, Handloom Product are the important commodities manufactured in Donkamokam.

Moreover, tourist destination spots like Metha-long-e (Archaeological site), Artukekang View Point, Hanging Bridge, Harlongpharla picnic spot, Kheroni, Bej Guha, Shiva Dham, Baduli Mandir etc. within 30km distance also adds to the attraction of Donkamokam.

#### **1.4 CLIMATE OF DONKAMOKAM**

The climate of Donkamokam is sub-tropical with semi-dry summers and cold winters. Average humidity is about 75% and temperature ranges from 6 °C to 12°C and 23°C to 32°C in summer. The average rainfall is about 2416 mm. Due to variation in the topography, this hill zone experiences different climates in different parts. The monsoonal climate begins from the month of May and continues upto October. June and July are generally the hottest months. The winter season start from the month of November and continue upto March. About 80% of the rainfall occurs in July-August. The winter commences from October and continues till February. During Summer, the atmosphere becomes sultry. The prevailing wind direction of Donkamokam is from North-East to South-West during the winter months while during the summer it is from South-West to North-East.

However, there is an increase in the frequency of the warm days and nights, along with the presence of long dry spells, increasing extreme precipitation events with high intensity

throughout the district for a period of 35 years. These changes in the climate extremes can have severe impacts on the availability of water resources which can affect the agricultural activities and reduce the availability of drinking water facilities for the region.

### **1.5 TOPOGRAPHY AND SOIL CONDITION OF DONKAMOKAM**

Donkamokam is the only town in West Karbi Anglong which is in a plain area, unlike the usual hilly terrain of the district. Alluvial, Tipam and Surma soil is found in this area with high quantity of organic matters and nitrogen. It is due to withering process of the hills of rest of the district, which being washed away by rain. Wet cultivation predominates in the plain valleys of Donkamokam where paddy, wheat, oil seeds, bamboo, sugarcane, fruits and vegetables are the main crops.

### **1.6 RURAL-URBAN SCENARIO**

Donkamokam Master Plan area consists of Donkamokam Town area along with approximately 17 villages. Donkamokam town is divided into 5 wards and approximately 93% of the population live in town as per 2015 T&CP field survey. Donkamokam is one of the important towns of the district with good educational facilities and commercial centres. Informal market is seen in the Master Plan area, without any waste management, drainage or parking plan.

### **1.7 PHYSICAL GROWTH OF DONKAMOKAM**

Donkamokam Master Plan area shows that there is a substantial growth towards the Southern part of the area and a little towards the north-east. All type of infrastructure developments, setting of residential areas etc. are seen mainly along the circulation pattern of the Master Plan area.

### **1.8 NEED FOR THE MASTER PLAN**

Donkamokam was reorganization as an urban centre in the year 2016. It is a class V town in Assam having a population 8240 as per census 2001 and 10638 per census 2011 with a decadal variation of 23.98. As per T&CP field survey in 2015, it shows that Donkamokam Master Plan area covers a population of 11598 nos. with a density of 420 persons per sq.km, i.e, 22 persons per sq. km more than the state average. Donkamokam is one of the important towns of the West Karbi Anglong district with good educational facilities and commercial centres. Topographically also it is the only town in the district with plain profile. The town is

experiencing an alarming rise of population due to these reasons. Moreover, Donkamokam is well connected with the rest of the region via National Highway, State Highway and N.F. railways making it a potential urban growth centre. The boots of very beautiful scenic and natural beauty also makes this town a potential tourist spot. But in this era of rapid and massive urbanization an approach is required outlining the issues of the region and to bridge the gap between the existing condition and the demand of the place for a sustainable physical, social and economic growth. Hence, in this hour of need, Donkamokam demands a well organised Master Plan to cater to the need of the town as well as the villages surrounded.

## **II. CHAPTER 2: DEMOGRAPHY**

### **2.1 INTRODUCTION**

Donkamokam is a class V town in Assam having a population 8240 as per census 2001 and 10638 per census 2011 with a decadal variation of 23.98%. As per T&CP field survey in 2015, it shows that Donkamokam Master Plan area covers a population of 11598 nos. with a density of 420 persons per sq.km, i.e, 22 persons per sq. km more than the state average. It's literacy rate is 76.95% as per T & CP field survey, 2015. Donkamokam is one of the important towns of the West Karbi Anglong district with good educational facilities and commercial centres. Topographically also it is the only town in the district with plain profile. The town is experiencing an alarming rise of population due to these reasons. Study of population is one of the most important aspects in the planning process. A comprehensive study on growth characteristics is essential to assess future planning needs such as housing, physical and social infrastructure, economic features etc. and for the preparation of Donkamokam Master Plan this parameter has been thoroughly studied.

### **2.2 DENSITY PATTERN**

In Donkamokam Master Plan Area based on the existing trend of development, availability of building land, projected population etc. three density zone have been proposed. Residential use area of the proposed Master Plan are marked as 20% under high density, 25% under medium density and 55% under low density zone. The gross residential density of three different type have been identify for Donkamokam Area are as follows-

- Low Density: <50 persons per hectare
- Medium Density: 50- 99 person per hectare
- High Density: >99 person per hectare



### 2.3 POPULATION DISTRIBUTION

As per Field survey done in 2015 by T&CP, Diphu the total population of Donkamokam Master Plan area is 11598 out of which 50.4% is male and 49.6% is female population. The male population of Donkamokam Master Plan area in 2011 and 2001 are 52.44% and 50.77% respectively. There is a 1.97% increase in female population from 2001 to 2011 and 0.007% increase from 2011 to 2015. However, the population of age group 0-6 years have decreased from 2001 to 2011 by 3.76% and from 2011 to 2015 by 1.07% inferring that the fertility rate has decreased.

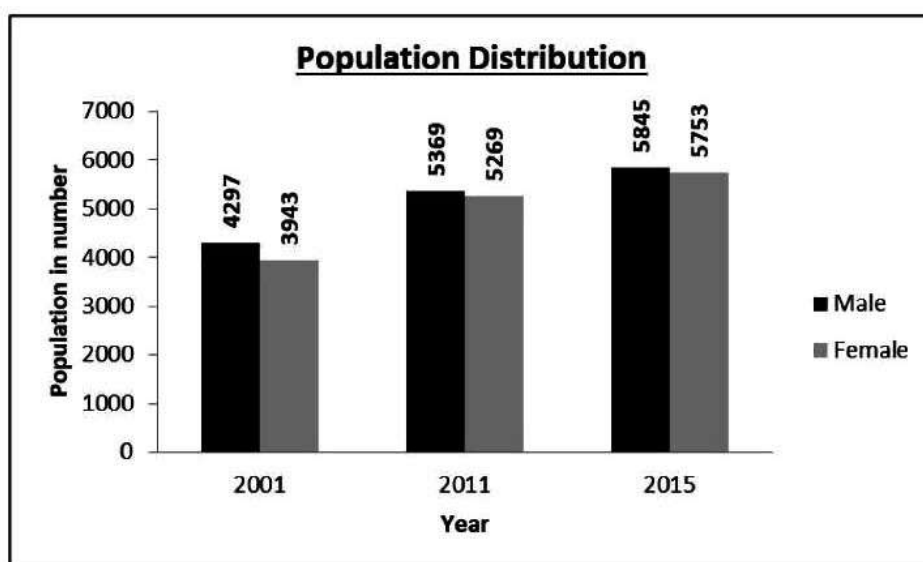


Figure 2: Population distribution based on age group

### 2.4 POPULATION DENSITY

Population density refers to the number of people living in an area per square kilometre. Donkamokam Master Plan area covers 27.598 sq.km of area with a total population of 11598, as per T&CP field survey report, 2015. The density of the Master Plan area is 420 persons per sq.km., which is 433% more than the district average of 97 persons per sq.km as per 2011 census.

## 2.5 SEX RATIO

As per T&CP field survey report, 2015 Sex ratio of Donkamokam Master Plan area is 984 female against 1000 male. As per census 2001, the sex ratio is 913 and as per census 2011 it is 981, which is more than nation's average of 943. The child sex ratio of Donkamokam Master Plan area, as per T&CP 2015 survey, is 980.

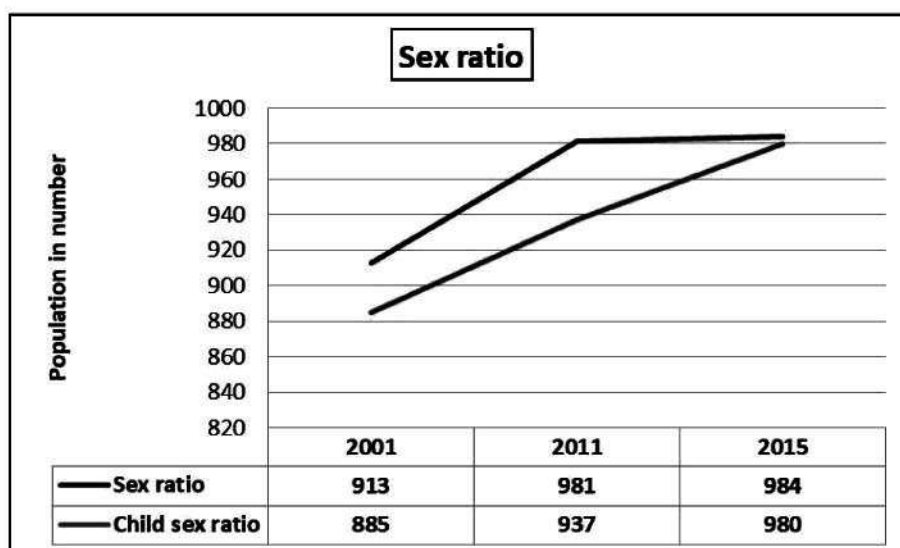


Figure 3: Sex ratio and Child sex ratio trend from 2001 to 2015

## 2.6 WORKING/NON-WORKING POPULATION

As per T&CP field survey 2015, 76.95% of the Donkamokam master plan area are literate. It has substantially increased from 56.5% in 2001 and 70.39% in 2011. However, only 36.78% of the population is working. This share of unemployment indicates that there is lack of opportunities in the area. The master plan proposal highly demands infrastructure to boost the employment generation of the region.

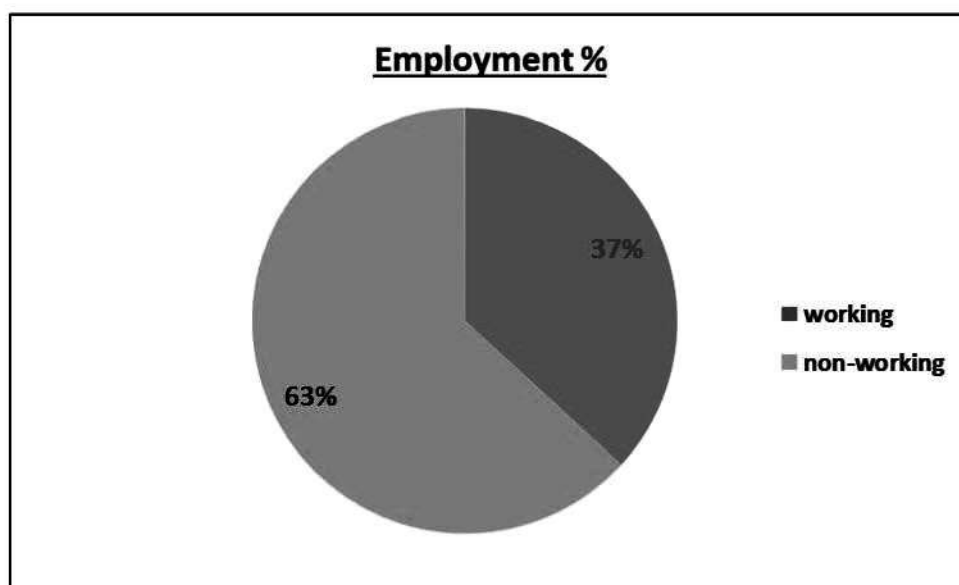


Figure 4: Employment share as per T&CP field report, 2015

## 2.7 DEPENDENT POPULATION

Out of the total population of Donkamokam Master Plan area, 33.81% of the population ranges between 0-14 years and 65 years and above, as per T&CP field survey report 2015. 26.61% of this 33.81% share is by 0-14 years of population. This indicates that in the near future there is more youth percentage share to contribute to the employment of this area.

## 2.8 HOUSEHOLD SIZE AND DENSITY

Household size refers to the number of persons (irrespective of age) living as an economic unit. This does not require that they be in a physically separate housing unit. It is expressed as person per household. As per T&CP field survey report 2015, the average household size of Donkamokam Master Plan area is 4.63, which is 4.45 for Nation's average in 2011 census. It is to note that high household size refers to congested living in a household. It can also be inferred that high household size means low per capita income. Donkamokam Master Plan area covers 2504 nos. of household.

## 2.9 POPULATION PROJECTION

Population projection refers to the forecasting of population in future based on present and past population data. It helps to understand the plan-policy need of an area in terms of physical, social, economic, environmental factors etc. It is done by Arithmetic method and Geometric Mean method. It shows that by 2021 the population of Donkamokam Master Plan area will be 13380 nos. approx. and in the next decade, 2031, it will be 16569 nos. approx.

and in the last projected decade 2041, the population of Donkamokam Master Plan area will be approximately 20334 nos. Donkamokam being one of the important towns of the West Karbi Anglong district with good educational facilities and commercial centres has been major factor for estimation of the population. Another factor is the topography, it being the only town in the district with plain geographic profile for which the development of infrastructure in this area as business centre is convenient.

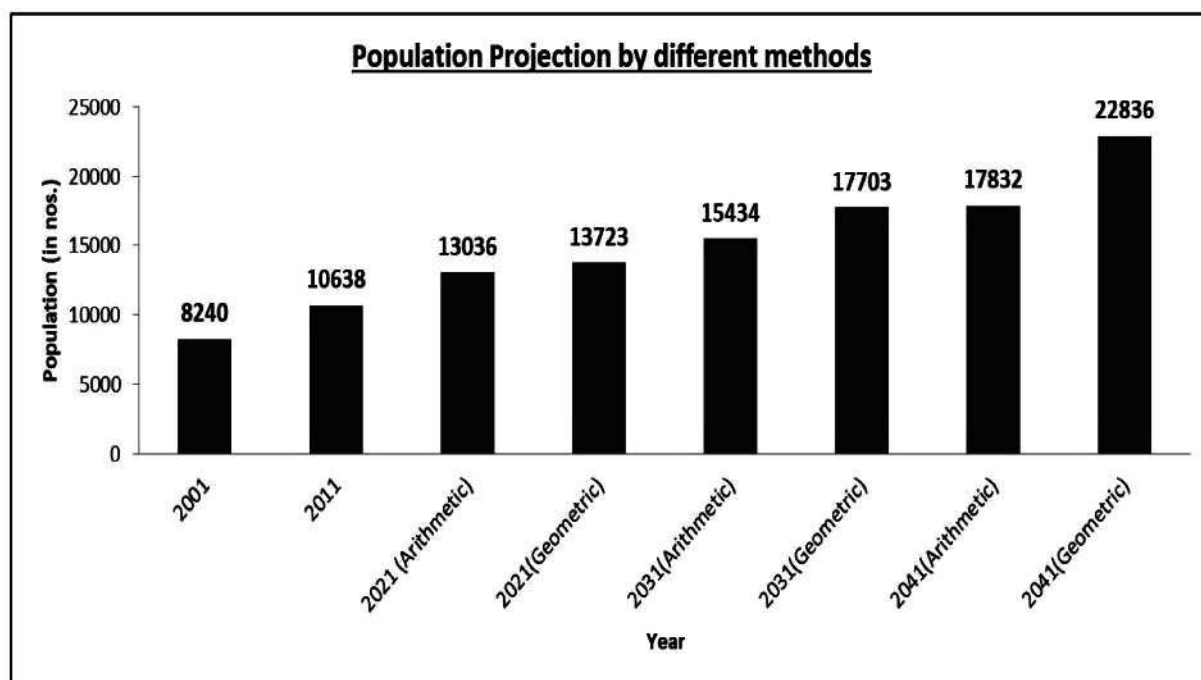


Figure 5: Population projection till 2041 by Arithmetical Increase Method and Geometrical Projection Method

### III. **CHAPTER 3: ECONOMY BASE AND EMPLOYMENT**

The economy of a region can be determined by analysing the Work Force Participation Rate (WFPR), Occupation structure, Employment status (regular employed, self-employed, casual labour, unemployed), Formal/ Informal sector etc.

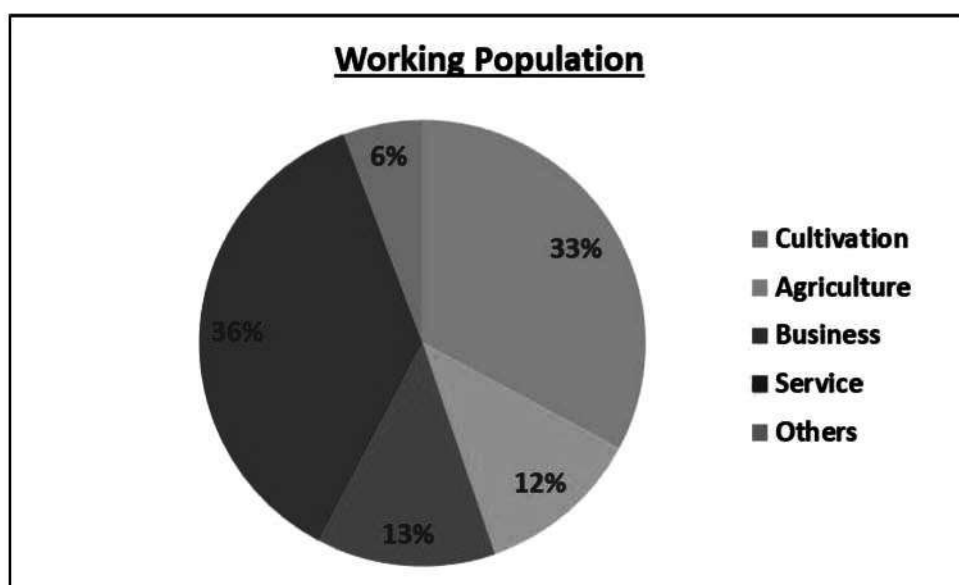
#### **3.1 OCCUPATION**

As per T&CP field survey 2015, Donkamokam Master Plan area comprises of 4266 nos. of working population and 7332 nos. of non-working population. 82.19% of the working population are main workers and 8.88% are marginal workers. 36% of the working population is involved in service sector, 33% is involved in cultivation, 13% in business, 12% in

agriculture and 6% in other like labour, household workers etc. This indicates that there is lack of opportunities in the area. The Master Plan proposal highly demands infrastructure to boost the employment generation of the region.

**Table 1: Working Population**

Sl. No.	Occupation	Total Nos. of Working Person
1	Cultivation	1401
2	Agriculture	508
3	Business	552
4	Service	1560
5	Others	246
<b>Total</b>		<b>4266</b>



**Figure 6: Employment distribution %**

### **3.2 INDUSTRIES**

There is no large industry in the Donkamokam Master Plan area. There are few small and medium industries scattered in different part of the town. Survey shows there are 12 rice



mills, 1 bamboo industry etc. in this area. As per survey conducted, there are 18 small industrial units functioning in the town. This indicates that there is lack of opportunities in the area.

#### IV. **CHAPTER 4: HOUSING AND SHELTER**

Food, cloth and shelter are the basic needs of a human being. The Master plan should show the location of various types of uses, densities, yields and lot sizes. When developing housing, a variety of housing types, sizes, and tenures must be considered. In this context, the Master plan should also ensure appropriate housing density and diversity. The Master Plan should also be flexible enough to allow for change over time in housing diversity as communities mature.

##### **4.1 HOUSING SCENARIO**

As per T&CP field survey 2015, Donkamokam Master Plan area includes 2320 houses. Out of the total housing stock, 0.5% is used for residential cum commercial establishment. Based on current population, there is a lack of 220 numbers of houses in Donkamokam Master Plan area.

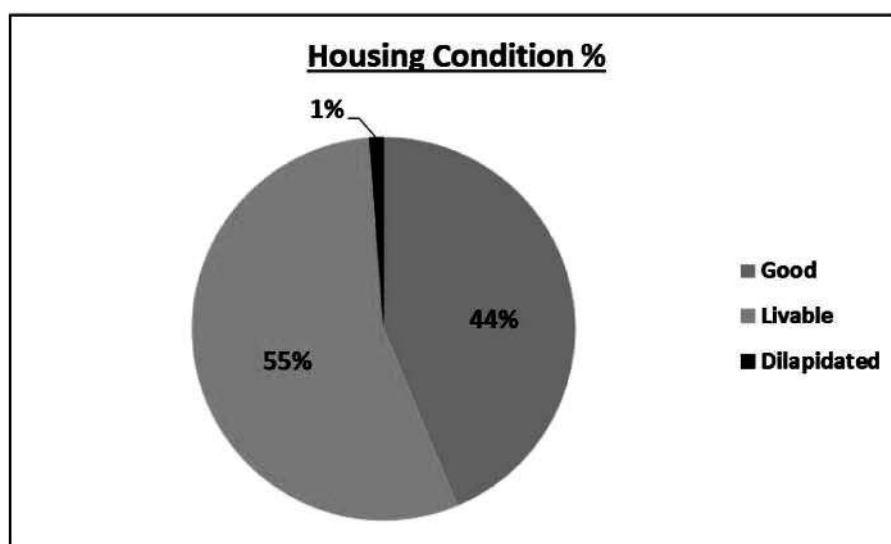


Figure 7: Housing Condition share of Donkamokam Master Plan Area

Table 2: Housing Scenario

Sl. No.	Type of house	Housing stock
1	R.C.C.	332
2	Assam Type	1557
3	Kutcha	432
<b>Total</b>		<b>2320</b>

## 4.2 HOUSING STOCK AND NEED ASSESSMENT

Population projection till 2041 shows that there will be a need of additional 4067 houses. Also, there is an immediate need of 220 housing units to suffice the current population. Hence, to accumulate the overall population of Donkamokam Master Plan area in 2041, there will be a need to 4287 housing. Single storied buildings within the Master Plan area can be restructured upto 1-2 more storied to avoid horizontal expansion. 7.79 sq.km of fallow land within the Master Plan area, as per T&CP Landuse Survey, can be identified as suitable land for housing. In the master plan of Donkamokam area, Housing for EWS at Ward No.- 1, Ward No.- 4 and Ward No.- 5 is proposed.

While taking building permission it is necessary for the residents to make arrangement for rain water harvesting system.

**V. CHAPTER 5: TRANSPORTATION****5.1 NETWORK OF ROADS**

Roads are divided into three segments viz. primary road, secondary road & tertiary road. Donkamokam is well connected with National Highway-627 and State Highway 19, which passes through the Master Plan area. The width of the primary roads is 10m-15m. Now-a-days different bus services link the area with the other places within the state and country. Tertiary roads are the local roads/ streets within the residential areas/ semi-public areas etc. where width of roads is 4m-6m. These internal roads are covered by PWD. The nearest railway station is at Hojai, 21 km away from Donkamokam. N. F. Rail communication also makes the area easily accessible from various parts of the region. However, the transport and communication is yet to develop in the district including the Master Plan area of Donkamokam.

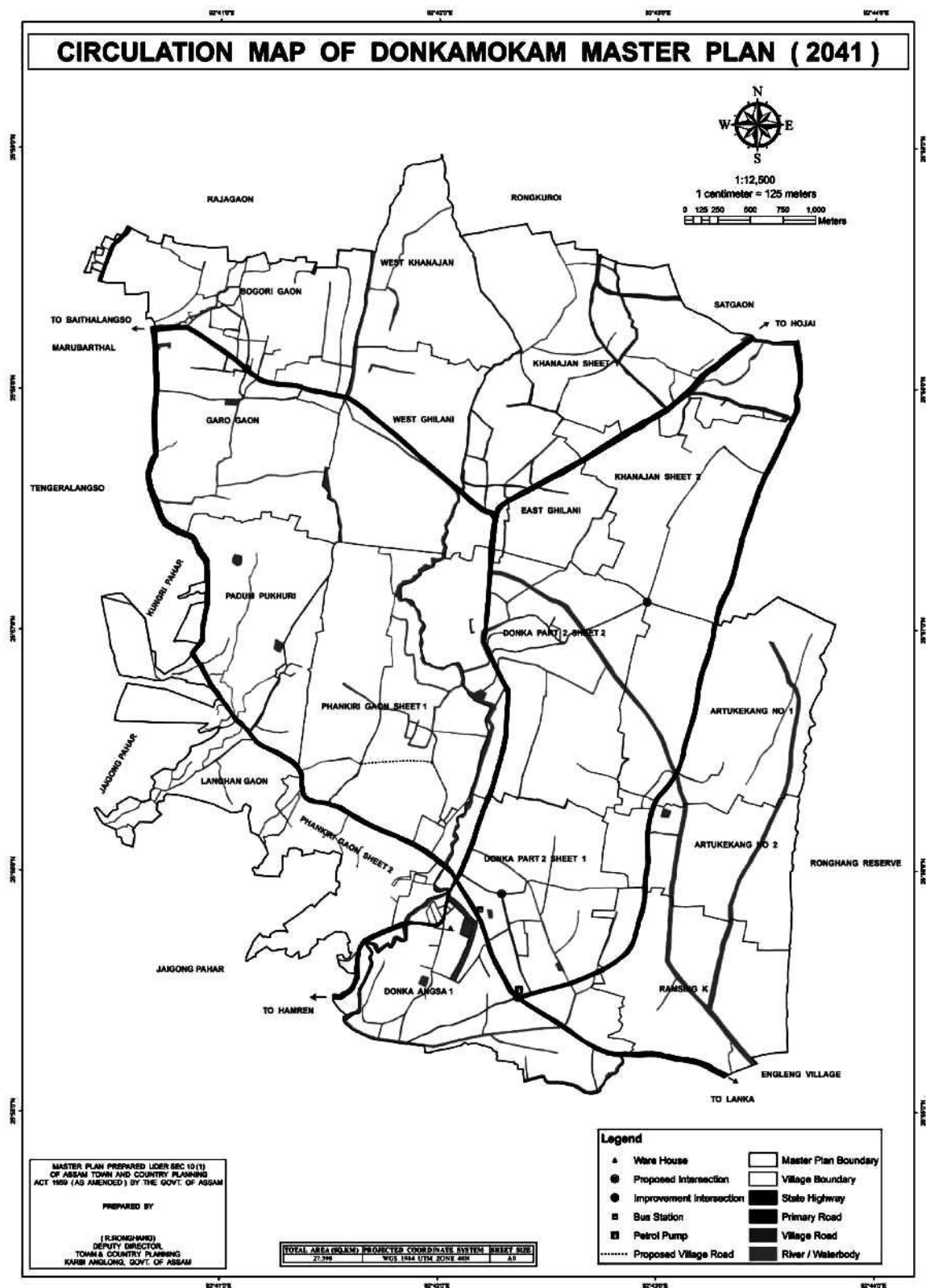


Figure 8: Circulation Map of Donkamokam Master Plan area

## 5.2 MODES OF TRANSPORTATION

Roads and Railways are the primary means of transportation in this region. Karbi Anglong Autonomous Council Transport buses ply at regular interval to other important cities of the state. Private Taxi, Auto-rickshaw, Rickshaw, E-rickshaw are used as Intermediate modes of transportation.

## 5.3 VEHICLE OWNERSHIP

Vehicle ownership details help to plan and fund improvements to road and highway infrastructure, develop transportation plans and services, understand the preferable mode of transportation, evaluate pollution and access to transportation in emergencies. The availability of the following modes of transport - Bicycle, Scooter/Motorcycle/Moped, Auto-rickshaw/rickshaw and Car/Jeep/Van was ascertained. As per T&CP field survey 2015, only 39% of household in Donkamokam Master Plan area have access to vehicle ownership. Out of the 39%, 52.8% is bicycle/tricycle for disabled person, 33.2% is two wheeler i.e. motor cycle/scooter/ moped, 8% is three wheeler, i.e., Auto- rickshaw/ van/rickshaw, 6% is four-wheeler, 1% is others including bus/truck etc. The existing bus system needs to be modernized and expanded to meet the travel needs in the coming years provided with good infrastructure support in terms of depots, terminals, stops etc.

**Table 3: Vehicle Ownership**

Sl. No.	Type of Vehicle	Nos. of Vehicle	P.C
1	Bicycle	516	52.8%
2	2 Wheeler	324	33.2%
3	3 wheeler	78	8%
4	4 Wheeler	59	6%
5	Others	10	1%
<b>TOTAL</b>		<b>977</b>	<b>100%</b>



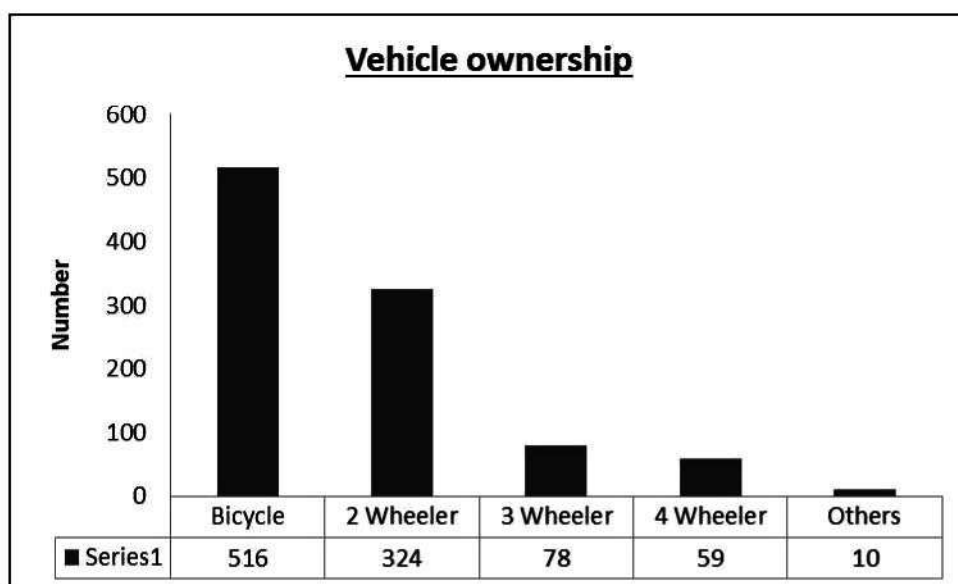


Figure 9: Vehicle ownership in Donkamokam Master Plan area

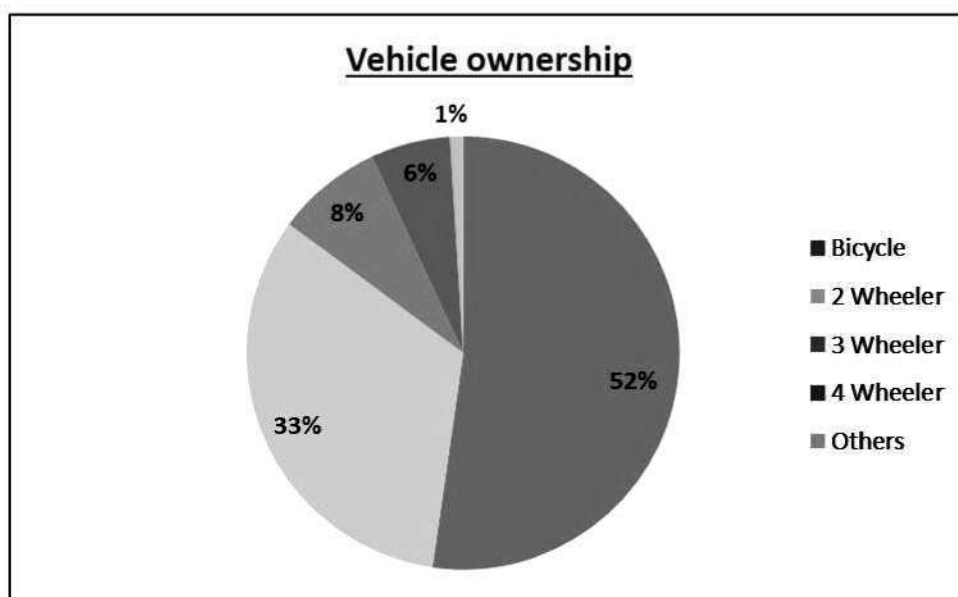


Figure 10: Vehicle ownership share

#### 5.4 **ROAD TYPOLOGY**

Black top, Sand gravel, Earthen, Pavers block type of roads are seen within the Master plan area of Donkamokam. The Road generally divided into 3 (three) types –Primary road [roads linked with National Highways and are maintained by Central Public Works Department (CPWD)], Secondary (Feeder Road), and Tertiary [Rural Roads consisting of District Roads (ODR) and Village roads]. The Town is served by one National Highway (NH-627) and one State Highway (SH-19). Three tertiary roads of pavers block are proposed

at Dongkasarpo Weekly Market to Banai Arong, Kronchingvai to Phankri Arong Cremation ground and Chirimukam to Saro Arong, backside of Rangsina College.

## **5.5 TRANSPORTATION AMENITIES**

At present, there is no bus terminal within the Donkamokam Master Plan Area. One bus terminal is proposed near NH-627, in the Donka Part 2 Sheet 1. Near N.H.-627 few bus stops are found. Roadside parking is seen all around the Master Plan area. This reduces the capacity of the roads and creates congestion within the town. There is lack of street signage and should be incorporated in the proposed master plan for better navigation. The traffic junctions, rotary are neither adequate nor functioning well, because of which traffic congestion happens and needs a proper planning. Rotary development is proposed at four (4) locations within the master plan area and the rotary at the junction of Primary (SH-19) and Secondary Road near West Ghilani is proposed to improvement. No designated parking is available within the area. The on-street parking making the roads narrower. Only parallel parking to be permitted for on-street parking on the carriage way with parking spaces clearly defined by lane markings. Parking on public space anywhere in the city at any time, by any mode, needs to be charged a price. The objectives of pricing are to (i) generate revenues, (ii) provide employment, especially poor, (iii) restrain demand, (iv) promote PMT, (v) encourage private sector investment, and (vi) rationalize parking duration.

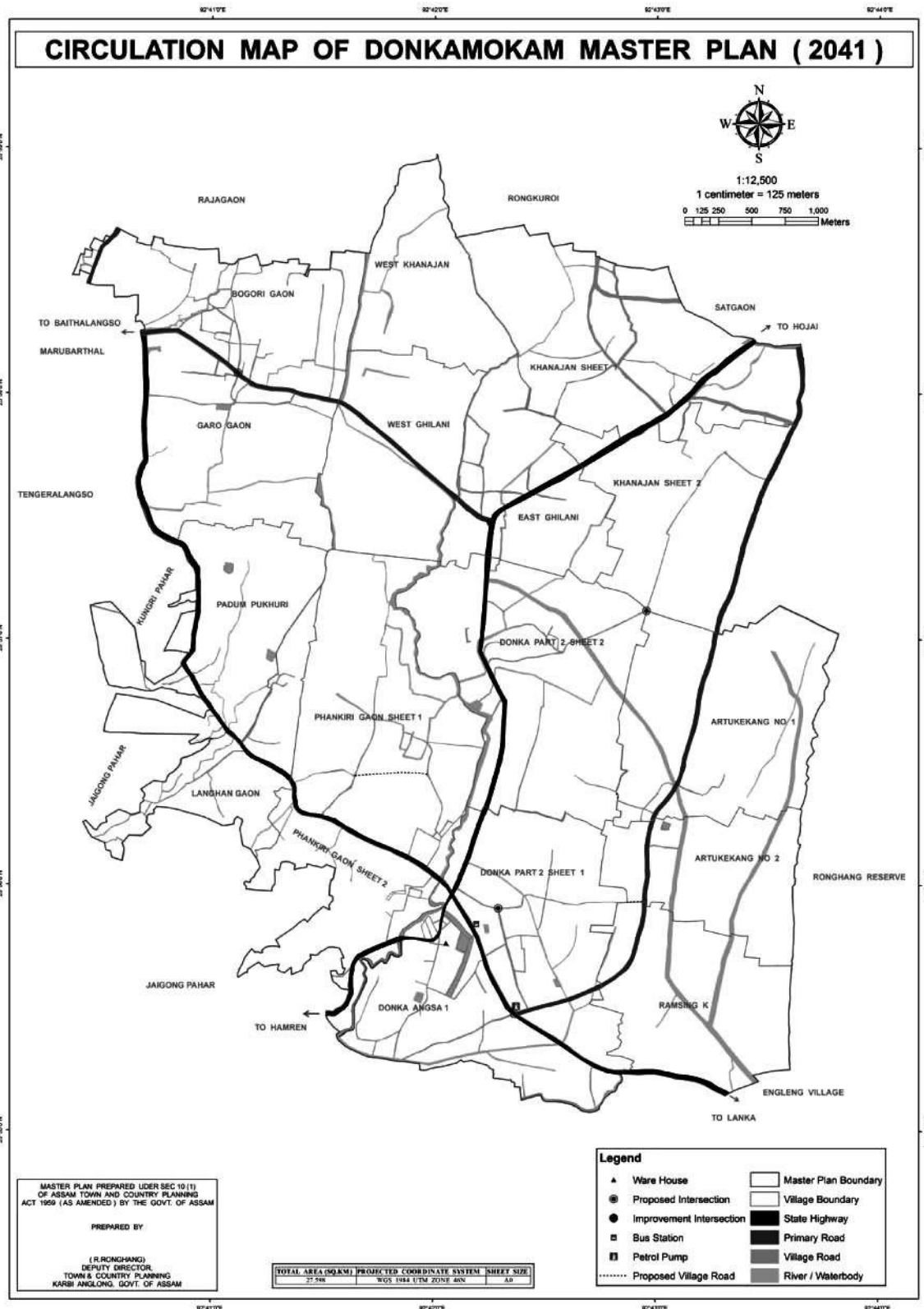


Figure 11: Circulation map of Donkamokam Master Plan area

**VI. CHAPTER 6: INFRASTRUCTURES, PUBLIC UTILITIES AND SERVICES**

Donkamokam Master plan area is served with the basic physical and social infrastructure like Roads, Culverts, Bridges, Police outpost, Cremation ground, post office, PHCs, college, electric substation, local markets, playgrounds, financial institutions, miscellaneous institutions etc. The survey shows that all the basic amenities are within 1km radius of the NH-627. Based on the Population of Donkamokam Master Plan area, as per URDPFI guidelines, it needs to have the basic social amenities like Senior Secondary School(VI to XII) of 1-2 nos. (1.8 ha), one number each of Dispensary (0.08-0.12ha), Community hall, mangal karyalaya, baaraat ghar/ library (2000 sqm), Neighbourhood park (1ha), Neighbourhood playground (1.5ha), Local shopping including service centre (4600sqm), Post office counter without delivery (85sqm), Bank with extension counters with ATM facility (81sqm). Accordingly, few community clubs are seen which is used as a community centre, although it is in dilapidated condition. There is a requirement of community welfare centre of 0.1-0.15 ha serving a distance of 5-7km (as per URDPFI guidelines). A marriage hall of 2000 sqm (as per URDPFI guidelines) as community centre is proposed in the Master Plan. 4 Shopping Complexes (4600 sqm as per URDPFI guidelines) are proposed in Master Plan to cater to the commercial needs of the growing population. As per URDPFI guidelines, there is a need of 1 neighbourhood park of 1 ha and it is proposed in the Master Plan. Also, as for physical infrastructure, Concrete Bridge over River Donka at Manipuri Basti and Paschim Donka, Pavers block roads at Dongkasarpo Weekly Market to Banai Arong, Kronchingvai to Phankri Arong Cremation ground and Chirimukam to Saro Arong, backside of Rangsin College, Protection of River Donka starting from Sluice Gate at Manipuri Basti upto Sluice Gate at Ghelani is proposed in the Dokamokam Master Plan.

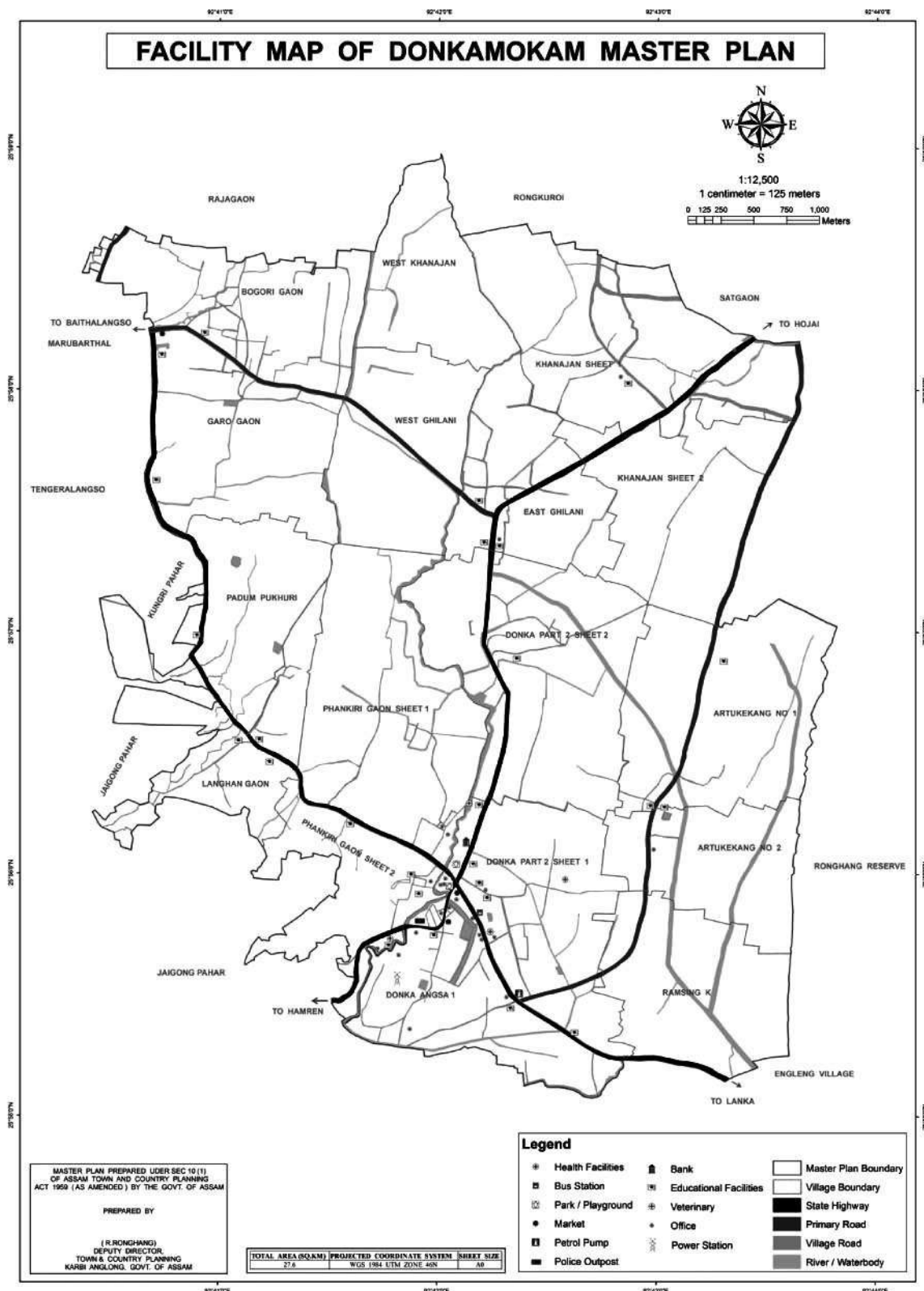


Figure 12: Social Infrastructure Map of Donkamokam Master Plan



## 6.1 WATER SUPPLY

As per T&CP field survey 2015, Donkamokam Master Plan area includes 2320 houses. Out of total housing facilities within the Master Plan area, 89.7% of houses have access to drinking water facility and 10.3% houses lack the same. The water demand for the projected population is based on @ 135 lpcd for small and medium towns in India. Hence Maximum daily demand considering seasonal change, daily variation, fluctuation etc., to suffice the need of drinking water facility till 2041, water storage of 1.35 MLD distributed in 2073 number of treated drinking water facility is required for a sustainable health of the area.

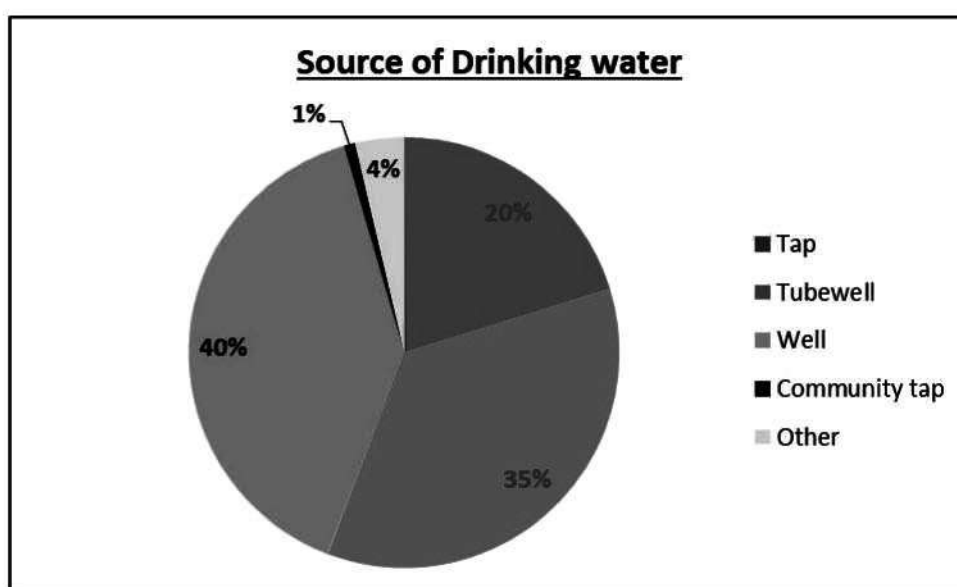


Figure 13: Type of drinking water facility in master plan area

## 6.2 DRAINAGE

Drainage condition is divided into three categories, viz, closed drainage (pucca), open drainage (pucca) and open drainage (kutchra). As per T&CP field survey 2015, 92.6% of the Household of Donkamokam Master Plan area have no drain, 5.3% is kutchra drain and only 2.1% is pucca. In few places along the primary and secondary roads, the drains are covered and used a footpath. In most areas open drainage (kuccha) is seen, especially in the residential areas no drainage is the same. The Drainage and sewerage problem of Donkamokam is essential to protect storm water during the rainy season. In the master plan, Drainage System at Weekly Market, Daily Market, Chirimukam to Phansri Arong via Donkamokam Girls School, Rangsina College is proposed.

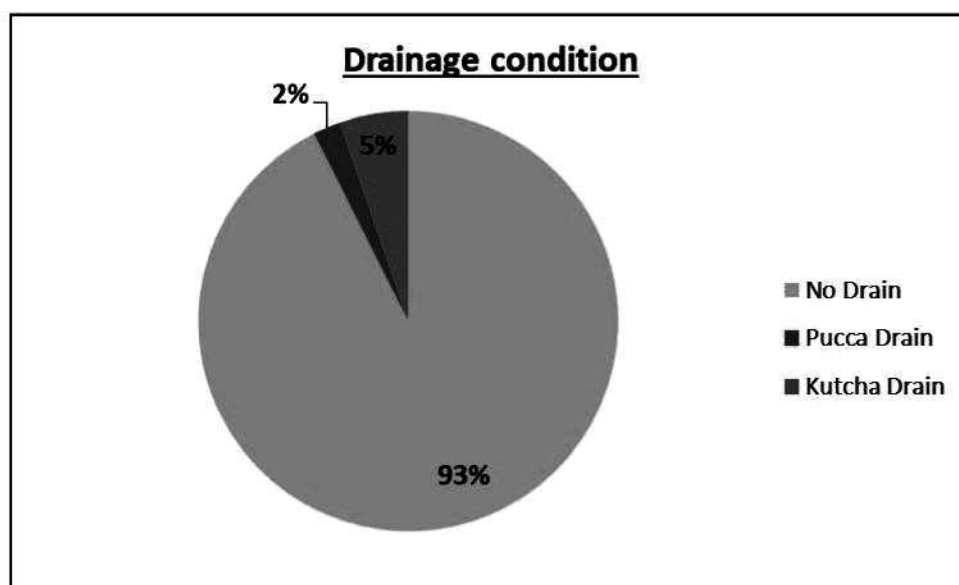


Figure 14: Drainage in Donkamokam Master Plan area

### 6.3 **SANITATION**

As per T&CP field survey 2010, there is no public/ community sanitary facility. Donkamokam Master Plan area includes 2504 household. Out of total household within the Master Plan area, 1913 number of household have toilet facility and 591 household lack toilet facility. Out of available toilet facilities, 59.8% are kuccha toilet and 40.2% pucca toilets with septic tank are found. This scenario of unavailability of toilet facilities will have negative impact on the health and hygiene of the community. To suffice the need of toilet facility till 2041, 5155 number of pucca toilet with septic tank is required for a well-balanced and sustainable health of the area.

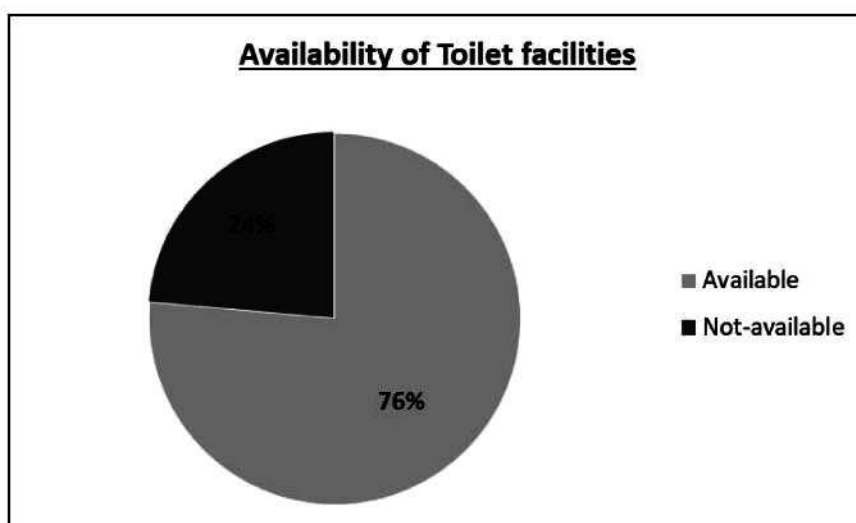


Figure 15: Availability of toilet facility within master plan area

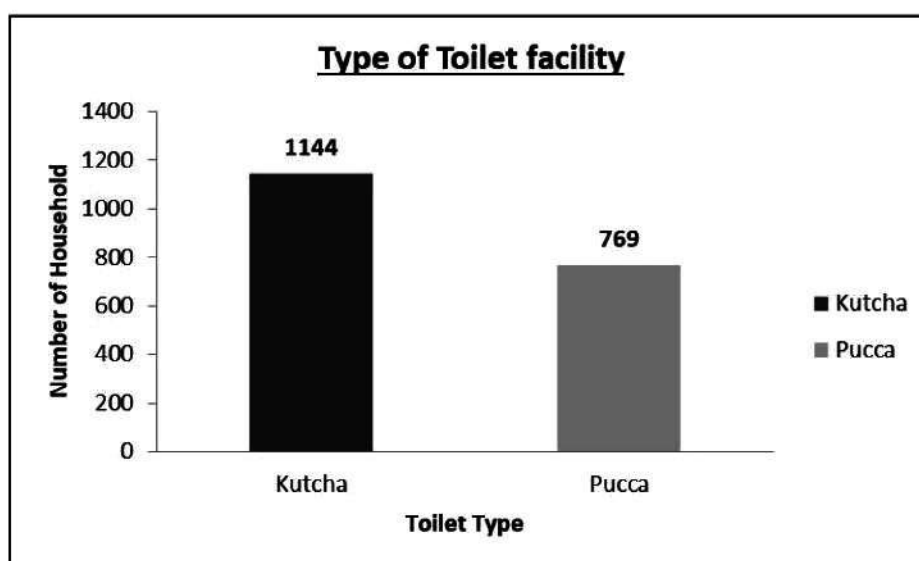


Figure 16: Sanitation of Donkamokam Master Plan area

#### 6.4 ELECTRICITY

As per the T&CP, 2015 field survey, 68.7% of the housing in the Master plan area use Electricity as the main source of Lighting and 0.4% of the housing has no source of lighting. The present power supply in the area is not sufficient with the increasing activity in the Donkamokam Town area. The power supply received from Namrup Thermal Power Project. Further it is also proposed that few villages of the Donkamokam Master Plan Area is needed to be electrified immediately. There is 1(One) electrical substation found within the master plan area.

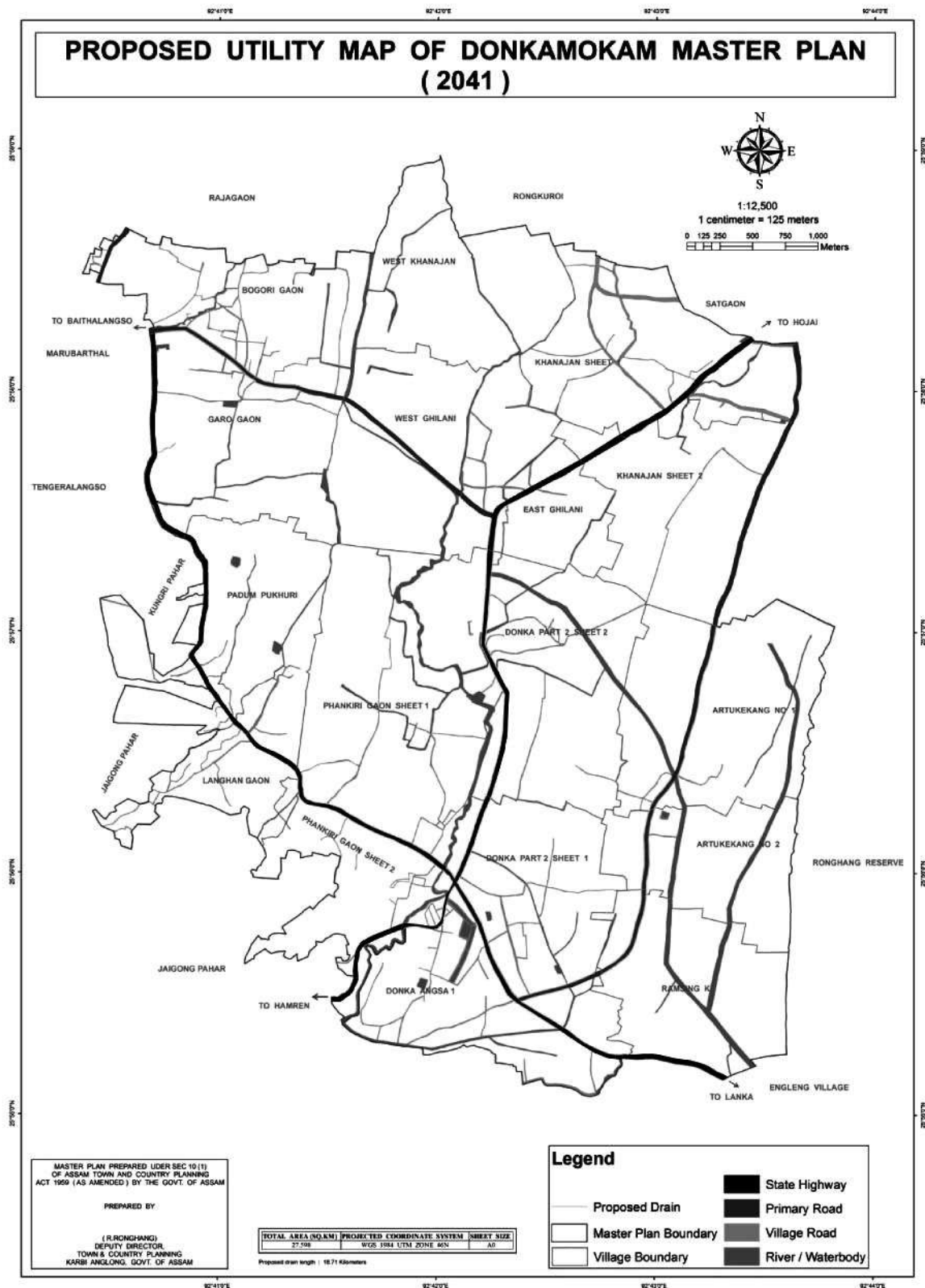


Figure 17: Proposed Utility map of Donkamokam master plan area

## **6.5 SOCIAL INFRASTRUCTURE**

The social infrastructure which includes Primary Schools, Senior Secondary School(VI to XII), Colleges, Dispensary and Health Centres, Neighbourhood park, Neighbourhood playground, Local shopping centre, Local market, Electrical sub-station, Post office, Bank, ATM, Community hall these facilities are available in Donkamokam Master Plan Area. Donkamokam is listed as one of the best places for quality educational facilities in the district. People from nearby areas migrate to Donkamokam in search of employment, education or for commercial purposes as Donkamokam is the only town in West Karbi Anglong which is in a plain area and has all the basic amenities. There are Ten Primary and Higher Secondary Schools and Oneof College Viz. Rangsina College, Four designated Playgrounds, One nos. of 30 bedded Rural Hospital, few local sports clubs and religious institutions used as community hall etc. is found within the Donkamokam Master Plan area.

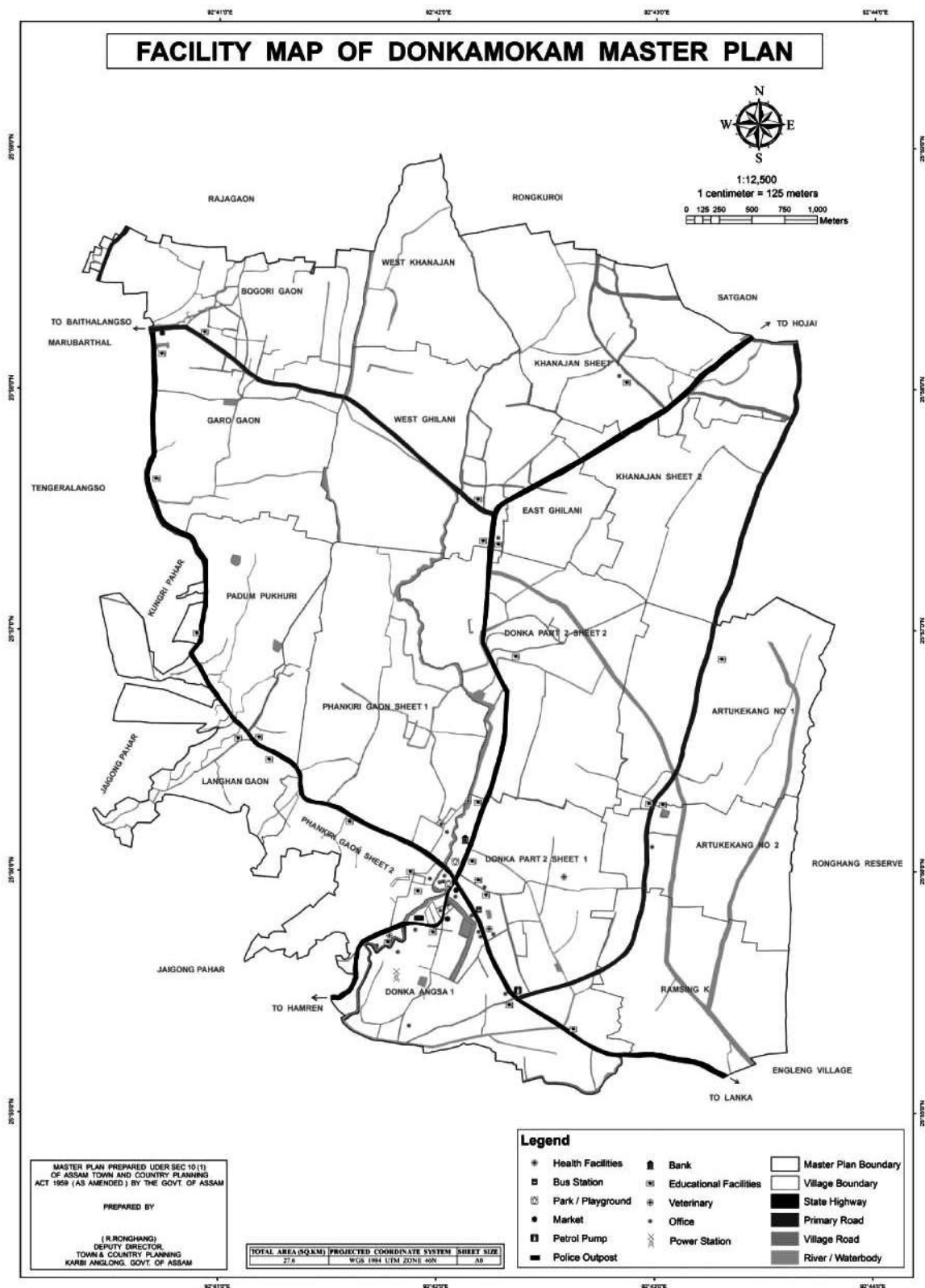


Figure 18: Basic amenities of Master Plan area

The World Health Organisation (WHO) defines health as a state of complete physical, mental and social well being. The objective is to attain the same for the total Donkamokam Master Plan area population. The existing health centre of Donkamokam is not sufficient for the area. A 30 bedded Government PHC is available in Donkamokam, along with few private health clinics is available. The present availability of hospital beds is 1.93 beds per 1,000 population, which is quite low than the Norms and Standards for provision of Health Infrastructure of 5 beds per 1,000 population. For better medical facilities the people have to travel to Diphu, Nagaon or other nearby districts. As per the population projection done till 2041, there is a need of 25-30 bedded Health care facility (Nursing home, child welfare and maternity centre) of area 0.2-0.3 ha and a Primary Health Centre (25 to 50 beds) of 0.105-0.2 ha area (as per UDPFI guidelines). Donkamokam Master Plan area would require an additional 100 beds in addition to the present 30 beds till 2041. Other miscellaneous social infrastructure to cater to the needs of the additional population of 2041 of Donkamokam Master Plan area is One Cremation Ground of 0.20 ha, One Community Welfare Centre 0.10 to 0.15 ha, One Informal Bazaar of 0.10 to 0.20 ha, One Religious Building of 0.10 ha, One Police Station of 0.50 ha, One Banquet Hall of 0.10 ha, Two Milk booth of 0.04 ha each and One Disaster Management Centre of 1 ha. Hence, in the Proposed Master Plan Donkamokam, 2041 the social infrastructure proposed are Shopping Complex at Daily Bazar, Charali-Baithalangso Road, Charali-Highschool Road, CHC Road, Children's Park near Donka Circle Office, Rock Garden with Temple at Dongka Sarpo, Beautification of Shiv Mandir, Donka, Marriage Hall, Petrol Pump, Police outpost, Market, Health facility, Veterinary Hospital, Bank, Education facility, Health facility and Bus station.



**VII. CHAPTER 7: ENVIRONMENT AND CITY BEAUTIFICATION PLAN****7.1 TOURISM**

Donkamokam Master Plan area is a growth centre of the hilly district of West KarbiAnglong. The district shares its borders with Nagaon, Hojai and Morigaon in the North, North Cachar Hills in the East and South, the state of Meghalaya in the West and South. Even though, the district is dotted with hills, Donkamokam is the only plain town of the district. The beauty of nature with wilderness of dense tropical forest covered hills and plains make the town and surrounding region a special place of tourist attraction. Donkamokam is well connected with State Highway and National Highway, viz., SH-19 and NH-627. Karbi Anglong Autonomous Council Transport buses ply at regular interval to other important cities of the state. The nearest railway station is at Hojai, 21 km away from Donkamokam. N. F. Rail communication also makes the area easily accessible from various parts of the region.

Moreover, tourist destination spots like Metha-long-e (Archaeological site), Shikdamakha village in Umswai valley (The cleanest village in West Karbi Anglong), Umru waterfalls, Artukekang View Point, Hanging Bridge, Harlongpharla picnic spot, Kheroni, Bej Guha, Shiva Dham, Baduli Mandir etc. within 30km distance also adds to the attraction of Donkamokam. There are unlimited potentialities for adventure sports like trekking, Rock climbing, Camping, Cycling, River rafting, Kayaking, Caving etc.

The Bichikri and Harlong Sacred forest which is approximately 20km from Donkamokam are also some unexplored places of tourist attraction. The region has a potential to be developed as eco-tourism. A tourism circuit can be developed linking the major tourist attractions in the area and its surroundings. The tourism department in coordination with the private sector could develop these circuits towards making tourism an important economic sector. Along with this, all infrastructures connected with tourism such as good roads, hotels and safari resorts, and information support services needs to be developed.

Development of Eco-tourism will help in conserving the forest lands and educating people about the importance of ecosystem. It will also increase the tourist footfall and promote socio-economic activities.

**VIII. CHAPTER 8: LANDUSE**

Land use survey is to ascertain the existing land use pattern as well as to estimate the present and future need of the planning area. The planning concept and proposals that has been work out in the Final Master Plan for Donkamokam are based on various physical, land and Socio-Economic survey conducted by the Town & Country Planning Department in 2015. The preparation of the Master Plan is done based on estimation made for multifarious requirements upto 2041. The land use determines the inter relationship of functional activities. Various proposals have been proposed on the basis of the population projection .As per Donkamokam Master Plan Data 2015, total Master Plan Area is 27.598 sq.km out of which Donkamokam Town Committee Area covers about 3 sq.km .

**8.1 EXISTING LANDUSE**

Based on T&CP survey in 2015, the existing landuse analysis shows that the primary landuse of the master plan area are 73% agriculture, 14% residential and 5% road, whereas the least is as 3% public and semi-public, 3% river and waterbody, 2% hill and a meagre amount of commercial and park/playground. Therefore, to accommodate the physical and social infrastructure of the area the landuse distribution of the proposed master plan needs to be carefully handled.

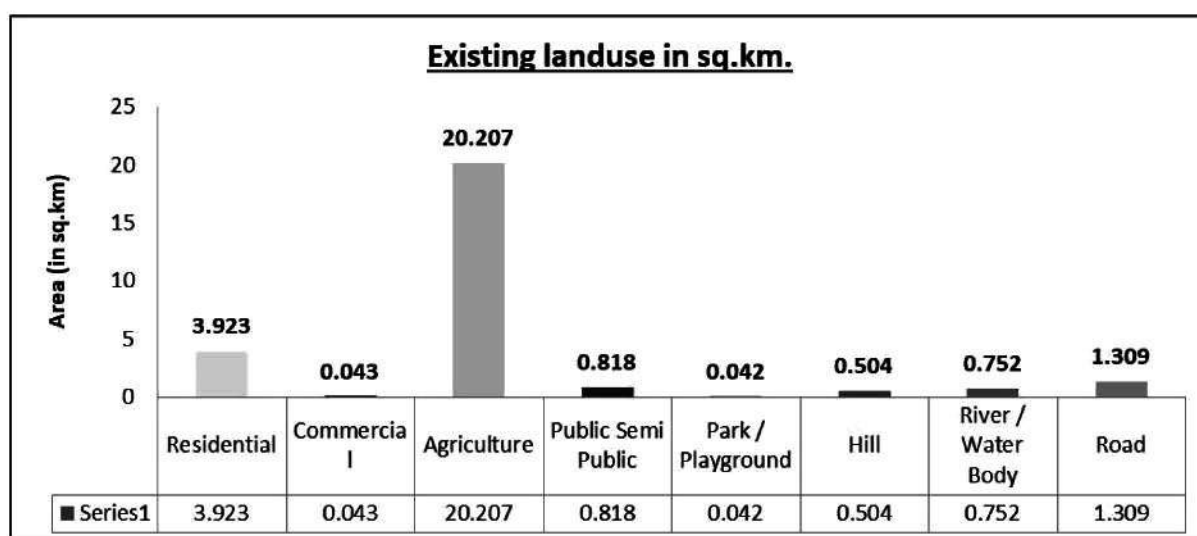


Figure 19: Existing Land Use Analysis of Donkamokam Master Plan Area in 2015

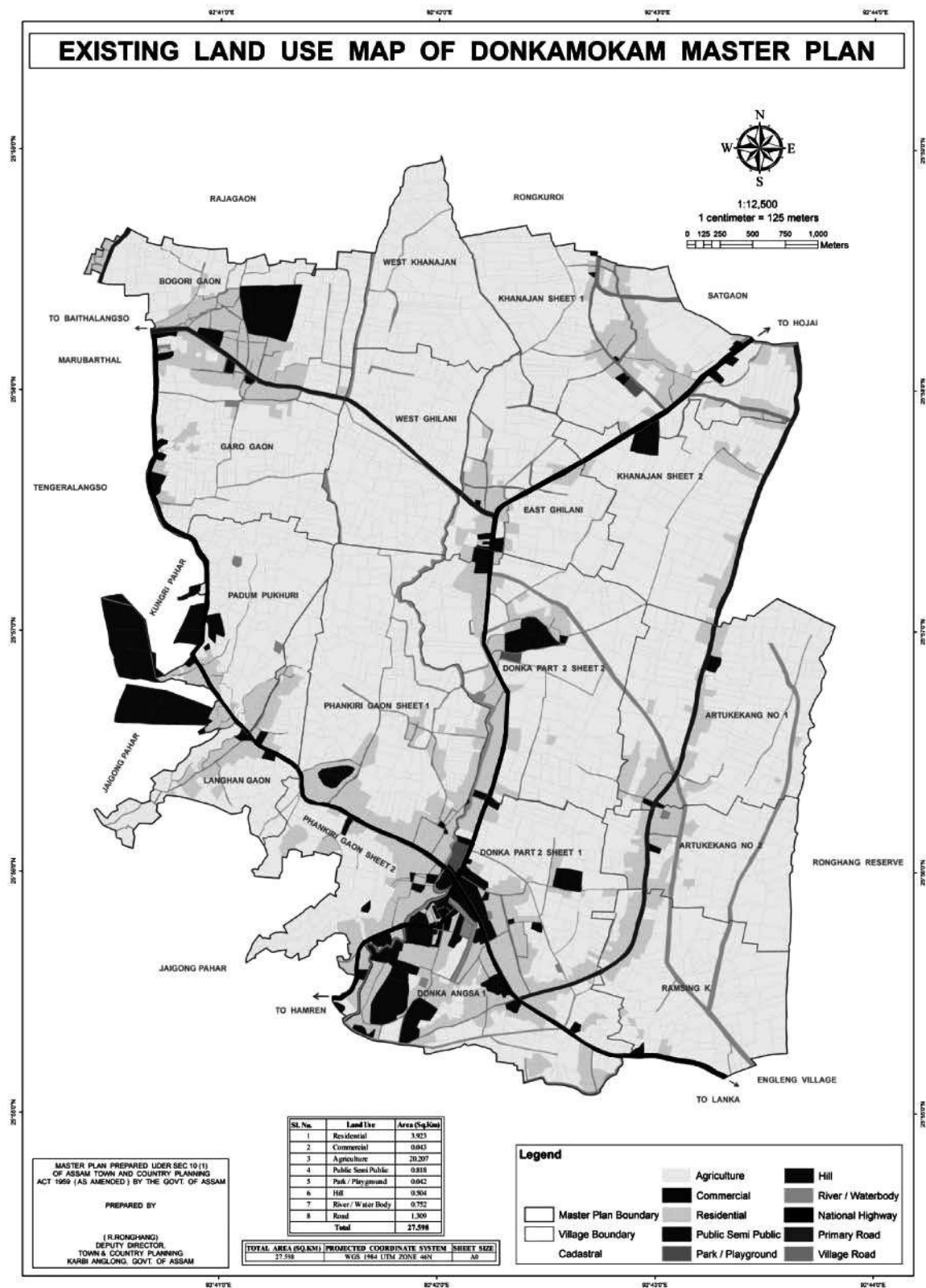


Figure 20: Existing landuse of Donkamokam Master Plan area

## 8.2 PROPOSED LANDUSE

In the proposed master plan, there is an increase Residential (31% i.e. 0.272 sq.km.), Commercial (6% i.e. 0.056 sq.km), Park and Playground (12% i.e. 0.104 sq.km), Transport and Communication (1% i.e. 0.006sq.km), whereas there is decrease in Agriculture (37% i.e. 0.327 sq.km), Public and semi-public (1% i.e. 0.006 sq.km), Water bodies (3% i.e. 0.022 sq.km), and Hill (9% i.e. 0.083 sq.km). As per URDPFI guidelines, it is suggested to provide 1.0 to 1.2 ha per 1000 persons for town level open places (excluding the open spaces in residential pockets), which can be distributed for different residential pockets uniformly for a population of 8000 to 10,000. (Calculation based on the 10-12 mts / person for the entire planned areas). The open spaces are to be developed with other socio cultural and commercial facilities so that they can serve multiple purposes. Hence based on these guidelines the following projects is proposed to develop housing, socio cultural and commercial facilities viz- Bus Station, Shopping complex, Marriage hall, Children's park, Godown, Petrol Pump and Market. Concrete Bridge, Pavers block road, Bank protection works, Drains are proposed as physical infrastructure development of Donkamokam Master Plan area. EWS housing is proposed for increase in residential area.

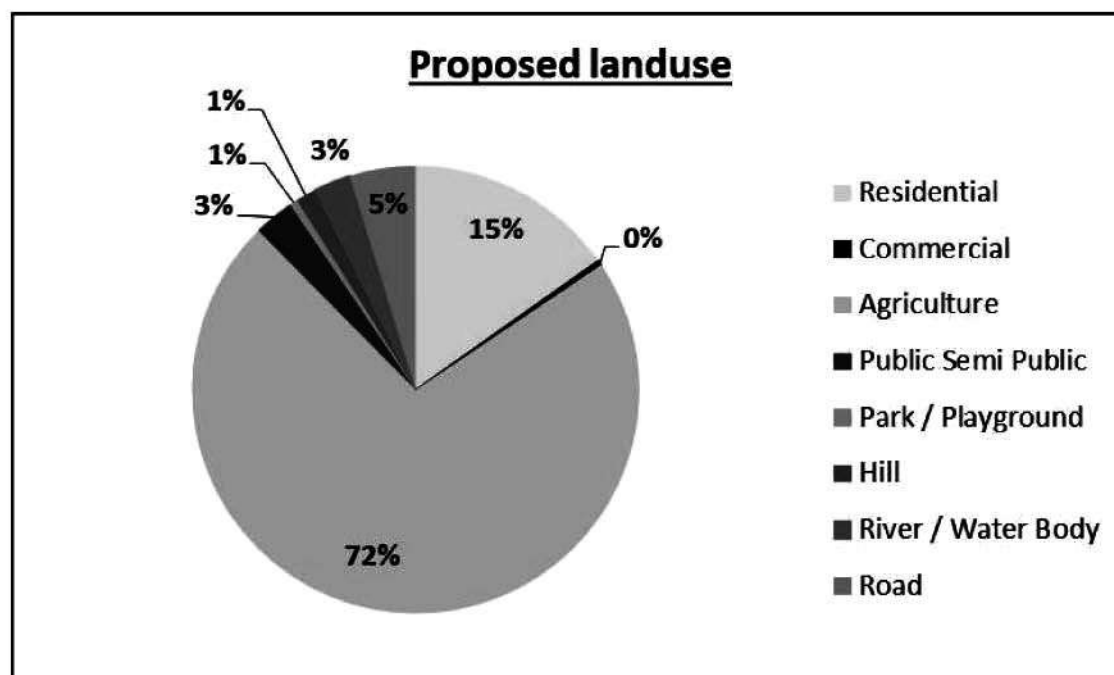


Figure 21: Proposed landuse % of Donkamokam Master Plan area

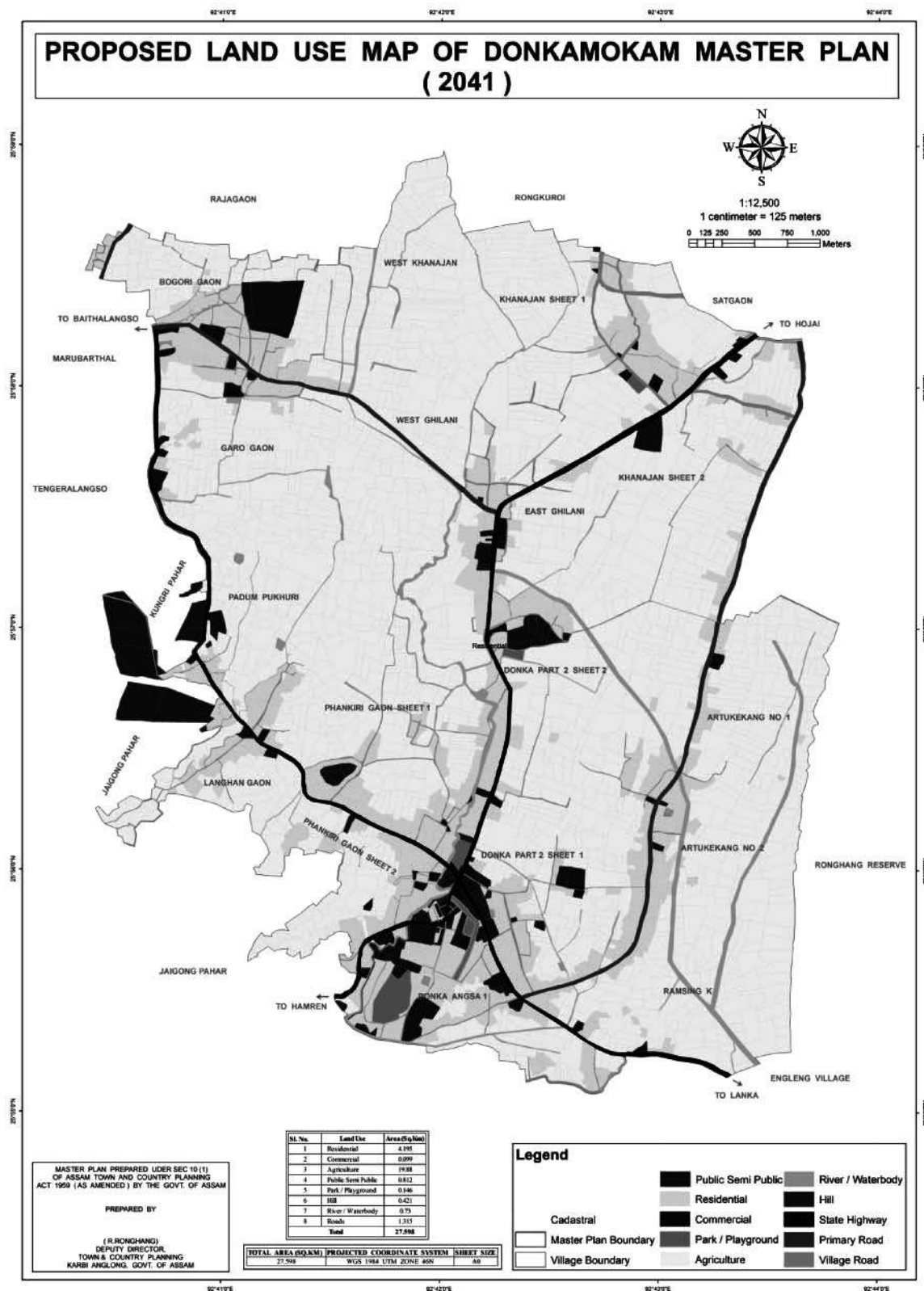


Figure 22: Proposed Master Plan of Donkamokam

### 8.3 LAND USE PLAN

Existing landuse and proposed landuse of Donkamokam Master Plan area shows that there is an increase in Residential (31% i.e. 0.272 sq.km.), Commercial (6% i.e. 0.056 sq.km), Park and Playground (12% i.e. 0.104 sq.km), Transport and Communication (1% i.e. 0.006sq.km), whereas there is decrease in Agriculture (37% i.e. 0.327 sq.km), Public and semi-public (1% i.e. 0.006 sq.km), Water bodies (3% i.e. 0.022 sq.km), and Hill (9% i.e. 0.083 sq.km). The percentage of the landuse change is shown in Figure 24.

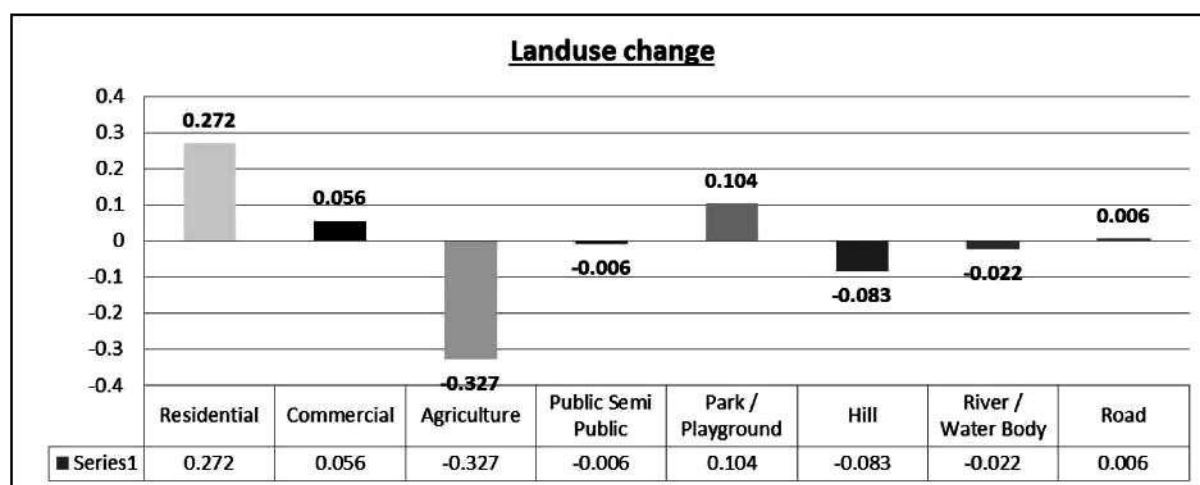


Figure 23: Existing and proposed landuse of Donkamokam Master Plan area

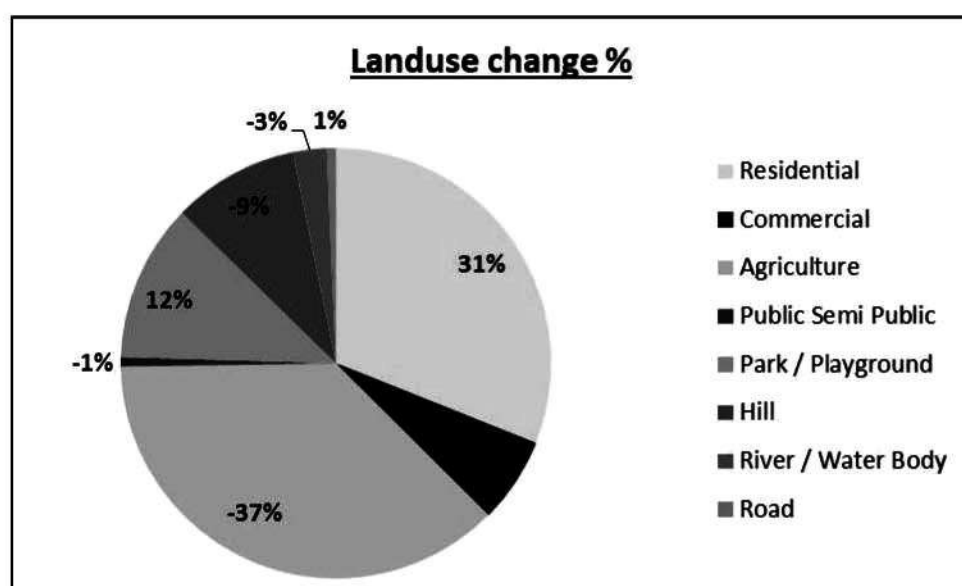


Figure 24: Percentage change in landuse between existing and proposed Master Plan area

### **8.3.1 Issues and potential**

#### **8.3.1.1 Residential**

The density of the Master Plan area is 420 persons per sq.km, i.e, 22 persons per sq. km more than the state average. It can be inferred that the area is highly congested and there is need of housing. There will be a need to 4287 housing. Single storied buildings within the Master Plan area can be restructured upto 1-2 more storied to avoid horizontal expansion. 7.79 sq.km of fallow land within the Master Plan area, as per T&CP Landuse Survey, can be identified as suitable land for housing. In the master plan of Donkamokam area, Housing for EWS at Ward No.- 1, Ward No.- 4 and Ward No.- 5 is proposed.

#### **8.3.1.2 Commercial**

Commercial area covers approximately 0.003% of the existing Donkamokam Master Plan area. Donkamokam Chariali is the main commercial hub of Donkamokam. Other local markets, weekly and daily markets are also seen within the master plan area. However, the commercial area is very congested and need to immediate improvement. Moreover, as per T&CP field survey 2015, only 36% of the population is working which indicates that there is lack of opportunities in the area. The master plan proposal highly demands infrastructure to boost the employment generation of the region. Hence additional four commercial centres with proper infrastructure is proposed for the master plan.

#### **8.3.1.3 Public and Semi-Public**

The Public and Semi-Public landuse includes educational institution, Government offices, Hospital, Temples and Mosques, Museum, Gallery etc. It occupied about 0.818 sq.km of Donkamokam Master Plan area covering 3% of the whole area. There are 10 Nos. of educational institutions and 10 Nos. of Govt. offices. within the Donkamokam Master Plan Area. Few Public and Semi-Public landuse area is proposed to convert into mix-use type of landuse to boost the social infrastructure of the Master plan area.



#### **8.3.1.4 Transport and Communication**

Out of total Master Plan Area, 1.309sq.km is occupied for Transport and Communication facilities covering 5% of the whole area. The primary and major roads connect the regional and important places and with neighboring important towns and other part of the state. The State Highway runs through the town. All the major towns of Assam regularly bus services operate from the Donkamokam town. All necessity commodities are brought to the area by the Roadways. Now-a-days bus service link the area with the other places within the state and country. These internal roads are covered by PWD. The North Frontier Railway line connects Donkamokam Town. The nearest railway station is at Hojai, 21 km away from Donkamokam. N. F. Rail communication also makes the area easily accessible from various parts of the region. However, the transport and communication is yet to develop in the district including the Master Plan area of Donkamokam. To suffice the need of the area, an additional 0.006% Transport and Communication landuse is proposed to boost the physical infrastructure of the Master plan area.

#### **8.3.1.5 Agriculture**

Agriculture is the major source of income for the people of the Master Plan area. It covers 73% of the existing landuse. As per T&CP field survey 2015, in the proposed Master Plan area 0.004 sq.km of it has been converted to other landuse as per the need of the population projected and the infrastructure of the area. The main crop is Paddy and apart from this Maize, Cauliflower, Chilli, Tomatoes, and Lettuce are also cultivated. These crops are mainly grown at Donkamokam according to the climatic condition and season. People use the labour-intensive technique in farming, as there is no technological advancement. The main reason for people to practice agriculture is the Donka River, which is the main source of harvesting the crops.

#### **8.3.1.6 Green Belt**

Green Belt includes the Hills and water bodies of the Master Plan area. It covers 5% of the existing landuse. As per T&CP field survey 2015, in the proposed Master Plan area 0.105 sq.km of it has been converted to other landuse as per the need of the population projected and the infrastructure of the area.



## **IX. CHAPTER 9: PROPOSED PROJECTS' BRIEF AND TENTATIVE FUNDING SOURCE**

### **9.1 PRIORITY SECTORS AND PROJECTS:**

For the Master Plan area of Donkamokam Thirteen (13) main projects can be identified which are:

- 1) Concrete Bridge over River Donka at Manipuri Basti and Paschim Donka
- 2) Shopping Complex at Daily Bazar, Charali- Baithalangso Road, Charali-Highschool Road, CHC Road.
- 3) Housing for EWS at Ward No.- 1, Ward No.- 4 and Ward No.- 5
- 4) Market Shed at Weekly Market
- 5) Protection of River Donka starting from Sluice Gate at Manipuri Basti upto Sluice Gate at Ghelami.
- 6) Infrastructure development (Drain, Toilet, Canteen etc.) at Rangsina College
- 7) Drainage System at Weekly Market, Daily Market, Chirimukam to Phansri Arong via Donkamokam Girls School.
- 8) Pavers block roads at Dongkasarpo Weekly Market to Banai Arong, Kronchingvai to Phankri Arong Cremation ground and Chirimukam to Saro Arong, backside of Rangsina College.
- 9) Children's Park near Donka Circle Office.
- 10) Rock Garden with Temple at Dongka Sarpo
- 11) Beautification of Shiv Mandir, Donka
- 12) Marriage Hall
- 13) Godown

These thirteen (13) projects could up lift the development and growth of Donkamokam creating a smooth and hassle free socio-economic life for the residents of Donkamokam Town along with infrastructure development.

### **9.2 FUND REQUIREMENT:**

For the identified Twelve (13) main projects of Master Plan area of Donkamokam the tentative fund requirement are as follows:

- 1) Concrete Bridge over River Donka at Manipuri Basti and Paschim Donka..Rs.20.00Cr
- 2) Shopping Complex at Daily Bazar, Charali- Baithalangso Road, Charali-Highschool Road, CHC Road.....Rs.15.00Cr
- 3) Housing for EWS at Ward No.- 1, Ward No.- 4 and Ward No.- 5.....Rs.10.00Cr
- 4) Market Shed at Weekly Market.....Rs.4.00Cr
- 5) Protection of River Donka starting from Sluice Gate at Manipuri Basti upto Sluice Gate at Ghelami.....Rs.30.00Cr
- 6) Infrastructure development(Drain, Toilet, Canteen etc.) at Rangsin CollegeRs.2.00Cr
- 7) Drainage System at Weekly Market, Daily Market, Chirimukam to Phansri Arong via Donkamokam Girls School.....Rs.5.00Cr
- 8) Pavers block roads at Dongkasarpo Weekly Market to Banai Arong, Kronchingvai to Phankri Arong Cremation ground and Chirimukam to Saro Arong, backside of Rangsin College.....Rs.10.00Cr
- 9) Children's Park near Donka Circle Office.....Rs.10.00Cr
- 10) Rock Garden with Temple at Donka Sarpo.....Rs.30.00Cr
- 11) Beautification of Shiv Mandir, Donka.....Rs.10.00Cr
- 12) Marriage Hall.....Rs.5.00Cr
- 13) Godown.....Rs.5.00Cr

**TOTAL****Rs. 156 Cr.****9.3 INDICATIVE SOURCES OF FUND:**

The tentative source of funding for the above mentioned projects are:- AMRUT, Infrastructure Development Fund, Entry Tax, SOPD, Grant-in-aids both Central & State Govt. and State Finance Commission.

**X. CHAPTER 10: DISASTER MANAGEMENT PLAN**

Donkamokam Master Plan area is served with 1 fire and emergency service station at present. The whole district is vulnerable to draught and as no such natural water reservoir is there in the district from where the water can be irrigated. Few villages of the Donkamokam master plan area are vulnerable to flood because of the Donka River and man made flood. The region is very much vulnerable to earthquake due to its weak geography and fragile geomorphology being in the most dangerous Seismic Zone i.e. Zone (V). The whole region is sitting on the bed of limestone and hence very fragile. As per URDPFI guidelines there is

requirement of a Disaster Management Centre of 1ha area to serve the people of the Master Plan area.

### **10.1 PRE-DISASTER PREPAREDNESS**

The Fire Services department being the nodal agency for disaster management, should identify vulnerable areas e.g. areas with high density and poor accessibility in the city and propose suitable measures. The department should make people aware about after effects of disaster particularly school children through mock drills in school, media campaigns and advertisements about emergency procedures and location of emergency shelters etc. Mock drills need to be done also in government and public offices from time to time.

### **10.2 POST DISASTER PREPAREDNESS**

It has been observed that any disaster is generally followed by break down of communication lines and disruption of essential services. Also the district is vulnerable to various terrorist groups. Donkamokam being the bordering area of Assam and Meghalaya is also vulnerable to clashes between borders. Therefore, the key communication centres should be safely located to be free from natural disasters e.g. flood, fire, landslide, earthquake or any other emergency situation.

### **10.3 PLAN IMPLEMENTATION**

The Master Plan implementation requires (i) development of new areas (ii) redevelopment of existing developed areas and (iii) conservation of eco sensitive areas. 'Office of the Deputy Director, Town and Country Planning, KarbiAnglong, Diphu, Assam' shall be the nodal agency for the Donkamokam Master Plan implementation. Landuse plan, land use zoning, sub-division and development control regulations including local building byelaws would in general be the base for all development, and redevelopment in the Master Plan area.

### **ZONING PLAN AND REGULATION:**

For the purpose of Plan development of Donkamokam Master Plan area Zoning Plan and proposal have been made. The Zoning regulation of Donkamokam Master Plan contains the following classification of land uses.

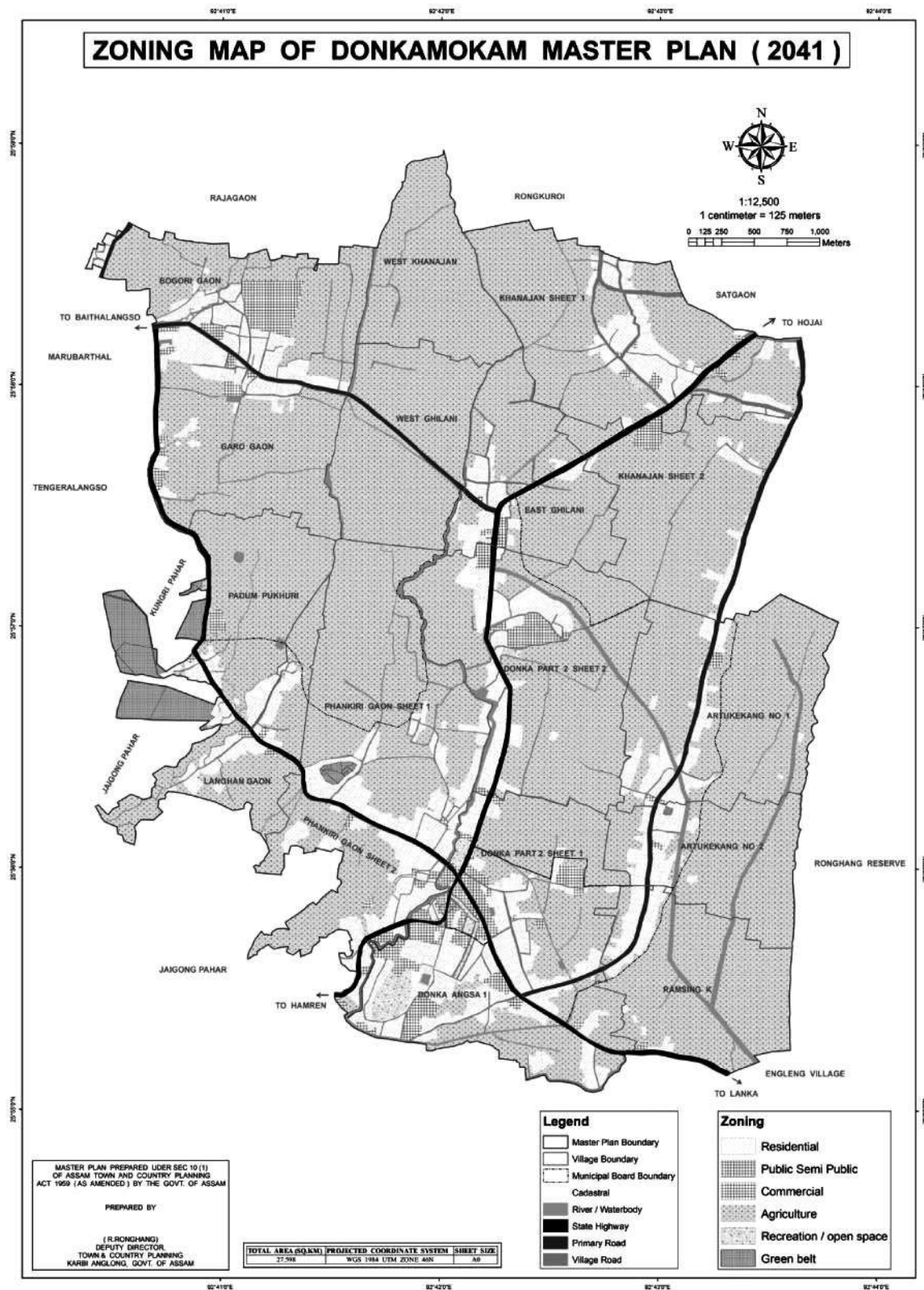


Figure 25: Proposed Zoning of Donkamokam Master Plan area

Table 4: Classification of Zones

Sl. No.	Zones	Area Covered in Sq. km	Percentage
1	Residential	4.195	15%
2	Commercial	0.099	0.5%
3	Public and Semi Public	0.812	3%
4	Recreation/Open space	0.146	1%
5	Green Belt	2.466	8.5%
6	Agriculture	19.88	72%
<b>Total</b>		<b>27.598</b>	<b>100%</b>

**ZONING REGULATION:****XI. CHAPTER 11: ZONING REGULATION****11.1 SCOPE:**

**11.1.1.** The Schedule lays down regulations for the use of land and buildings built thereon consistence with maintaining minimum standards of density of buildings, protection of open spaces, sanitation and environmental hygiene.

**11.1.2.** The Zoning Regulations should be read in conjunction with the zones proposed in the Master Plan.

**11.2 DEFINITION:**

For the purpose of these regulations, the following definition shall apply.

**11.2.1.** Words used in the present tense shall include the future; the singular number also includes the plural and the plural also the singular.

**11.2.2.** “Agriculture” includes horticulture , farming , growing of crops, fruits vegetable, flowers grass, fodder, tress of any kind of cultivation of soil, breeding and keeping of livestock including cattle , horse ,donkeys mules, pigs, fish, poultry and beast the use of land which is ancillary to the farming of land or any other agriculture purpose, but shall not include the use of any land attached to the building for the propose of a garden to be used along with such buildings and “Agriculture” shall be construed accordingly .

**11.2.3.** “Authority” shall mean the local , regional or any other “Authority” appointed by the State Government for the purpose of administering the Act. Unless otherwise

appointed by the State Government the Authority in the case of Municipal Areas shall be taken to mean the Municipal Board for the area constituted under the Assam Municipal Act, 1956 (Assam Act XV of 1957) .

**11.2.4.** “Boarding House” means a building or part of a building in which is carried on wholly or partially the business of the supply of meals to the public or a class of the public for consumption in the premises.

**11.2.5.** “Building” and construction for whatsoever purpose and of whatsoever materials construction and every part thereof whether used as human habitation or not and includes foundation, plinth wall, chimneys , drainage works, fixed platforms, verandah, balcony, cornice of projection, part of building or anything affixed thereto or any wall enclosing or intended to enclose any land or space .

**11.2.6.** “Building of Accessory Use” - a subordinate building, use of which is incidental to that of a principal building on the same plot such as garage, coal or woodshed, peon’s quarter, etc .

**11.2.7.** “Building Height of” – the vertical distance measured, in the case of flat roofs from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street wall , and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road , the mid-point between the eaves level and level the ridge , Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. If the building does not abut on a street, the height shall be measured above the average level of the ground and contiguous to the building.

**11.2.8** “Building Set Back”- the distance by which any building or structure shall be separated from the boundary lines of the plot.

**11.2.9** “Clean Industry”- industries which do not throw out any smoke, fume, noise, offensive odour harmful industrial wastes and employing not more than 10 workers with or without power.

**11.2.10.** “Commerce”- means carrying on any trade, business of professional sale or exchange of goods of any type whatsoever, and includes the running of with a view to



make profit, Hospitals, Nursing Homes, infirmaries, education institutions and also includes hostel, clubs, theatres, restaurants, boarding house not attached to any educational institution, series and “Commercial” shall be construed accordingly.

**11.2.11. “Commercial Use”-** includes the use of any land or building or part thereof for purpose of commerce as defined or for storage of goods, or as an office, whether attached to industry or otherwise.

**11.2.12. “Coverage”-** is the percentage ratio of the plinth area of the main and accessory buildings to the total area of the plot.

**11.2.13. “Customary Home occupation”-** means occupation other than that of operating an eating or drinking place offering services to the general public carried on by a member of the family residing on the premise and in accordance with which there is on display that will indicate from the exterior that the building is being utilized in whole or in part for any purpose other than that as a dwelling and in connection with which an article or service is sold or held up for sale except that produced by a member of the family residing on the premises and no mechanical equipment is used except as is customary for purely domestic or household purpose .

**11.2.14 “Development” –** means the carrying out of building, engineering, mining or other operations in on over or under the land, or making of any material change in the use of any building or of land.

Provided that the following operations or uses of land shall not be deemed for the purposes of these Regulations to mean Development of the land, that is to say \_

- (a) The carrying out of works for the maintenance , Improvement or other alteration of any building being works which affect only the interior of the building or which do not materially affect the use and the external appearance of the building;
- (b) The carrying out by a local or statutory authorities of any works required for the maintenance or improvement of road , being works carried out on land within the boundaries of the road :

- (c) The carrying out by local authority any works for the purposes of inspecting, repairing or renewing any sewers, main pipes, cables or other apparatus including the breaking open of any street or other land for that purpose:
- (d) The use of any building or other land within the cartilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such.

**11.2.15. “Development Schemes”-** means the scheme for the development or redevelopment or improvement of the Donkamokam master plan Area or any part thereof.

**11.2.16. “Dwelling”-** a building or a portion thereof which is designed or used wholly or principally for residential purpose. This shall not include boarding or rooming house, tents, tourist camps, hostel or other structures designed or used primarily for transient residents.

**11.2.17. “Family”-** a group of individuals normally related in blood or connected by marriage living together as a single house- keeping unit and having a common kitchen. Customary domestic servants shall be considered adjunct to the term ‘Family’.

**11.2.18. “Floor Area”-** shall mean useable covered area of a building at any floor level.

**11.2.19. “Floor Area Ratio (FAR)”-** means quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot. Multiplied by 100.

FAR--- means covered area of all floors X 100

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Plot area

**11.2.20. “Hotel”-** means a building or a part of a building used as a lodging and boarding house.

**11.2.21. “Industry”-** includes the carrying of any manufacturing process as defined in Factories Act. 1984; and “industry” shall be constructed accordingly.

**11.2.22. “Industry use”-** includes the use of any land or building or part thereof for industry as defined.



- 11.2.23** “Light Industry”- industries which do not throw out excessive smoke noise, offensive odour or harmful industrial wastes, employing not more than 100 workers and using power of not more than 100 H.P. such industries ,except in the case of foundries and smithies do not consume any solid fuel .
- 11.2.24** “Lodging House”- means a building or a part of building used for the reception of guests and travellers desirous of staying or sleeping therein.
- 11.2.25** Medium industry “- medium industries are those which employ more than 100 workers and may use any kind of motive power of fuel, subject of course to toxious features. Factories which are classified as heavy industries under the Factories Act do not come under this category.
- 11.2.26** “Non-Conforming building or use”- a building structure or use of land existing at the time of commencement of these regulations and which do not conform to the regulations pertaining to the zone in which it is situated .
- 11.2.27** “Occupier” includes—
- (a) a tenant ;
  - (b) an owner in occupation of, or otherwise using his land ;
  - (c) a rent free tenant of any land;
  - (d) a licensee in occupation of any land ; and
  - (e) any person who is liable to pay to the owner damage for the use and occupation of any land;
- 11.2.28.** “Open Space” – means any land whether enclosed or not on which not more than one twentieth part is covered with building and whole of the remainder has been laid out as a public garden or used for purpose of recreation or lies waste and unoccupied .
- 11.2.29** “Owner”- includes a mortgagee in possession, a person who for the time being is receiving or is entitled to receive, or has received, the rent or premium for any land whether on his own account or on behalf or for benefit of any other person or as an agent, trustee, guardian or for any other person or for any religious or charitable institution , or who would so receive the rent or premium or he entitled to received the rent or premium if the land were let to a tenant; and includes the Head of a Government of. General Manager of a Railway, the Secretary or other Principal officer of a Local Authority, Statutory Authority or company, in respect of properties under their respective control.

- 11.2.30 “Parking Space”**- means an area enclosed or unenclosed sufficient in size to store one or more automobiles or any other conveyance together with a driver way connecting the parking space with a street, or alley and permitting ingress or egress of all such conveyances.
- 11.2.31 “Plinth”**- means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground.
- 11.2.32 “Plinth Area”**- means the built up covered area measuring at the floor level of the basement or of any story.
- 11.2.33 “Plot”** – a piece of land occupied or intended for occupancy by a main building or use together with its accessory building and uses customary and incidental to it, including the open spaces required by these regulations and having frontage upon a street or upon a private way that has officially being approved by the competent authority.
- 11.2.34 “Plot Width”**- the shorter distance from one side of the plot line to the other measured through that part of the plot to be occupied by the building.
- 11.2.35 “Prescribed”** - means prescribed by rules and regulations under the Assam Town and Country Planning Act 1959 (as amended).
- 11.2.36 “Public and Semi-Public Place”**- means any place or building which is open to the use and enjoyment of the public , whether it is actually used or enjoyed by the public or not , and whether the entry is regulated by any charge or not .
- 11.2.37 “Repairs”**- means any renovation applied to any structure, which does not in any way changed the specification of the structure but saves the structure from further deterioration.
- 11.2.38 “Residence”**- includes the use for human habitation of any land or building or part thereof including gardens, grounds, garages, stables and out houses, if any appertaining to such building and ‘residential’ shall be construed accordingly .
- 11.2.39 “Required Open Space”**- the space between the plot lines and the minimum building set back lines.
- 11.2.40 “Roads or Street”**- any highway, street, lane path way, alley, stairway, passage way, carriage-way, footway, square place or bridge, whether a thoroughfare or not over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme

and includes all bunds, channels, ditches, storm water, drains, culverts, sidewall, traffic island, roadside trees and hedges, retaining walls, fences, barriers and railway within the road lines .

**11.2.41** “Service Industry” industries which are not engaged in the manufacture of goods or articles, but are mainly concerned with repairs, maintenance, servicing and or other jobbing work.

**11.2.42** “Set back line” means a line usually parallel to the plot boundary and laid down in each case by the authority beyond which nothing can be constructed towards the plot boundary.

**11.2.43** “Site”- of a building includes not only the land actually covered by the building but also the open spaces around the building required under these rules.

**11.2.44** “Storey” the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the ceiling next above it.

When measured, the height of a habitable basement extending at least 5 feet above ground level or a habitable attic shall be counted as storey.

**11.2.45** “Street line”- means the line defining the site limits of a street.

**11.2.46** “Structure” any combination of material including building constructed or erected the use of which requires location on the ground including among other things, signs, signboards, fences and wall that are more than three feet height.

**11.2.47** “To Abut”- means to abut on a road such that any portion of the building is facing the road boundary.

**11.2.48** “To construct” means to erect, re-erect, and make material alterations.

**11.2.49** “To Erect” to construct a building for the first time or to re-construct existing building after demolishing it according to some fresh or revised plans.

**11.2.50** “Total floor area” – the area of all floors of a building including habitable attics and basements.

**11.2.51** “To make Material alteration”- to make any modification in any existing building by ways of an addition or alteration, or any other change in the roof window, door, compound, sanitary and drainage system in any respect whatsoever, Opening of a window and providing inter communication doors shall not be considered as material alterations. Similarly modification in respect of gardening, wheel washing, painting,

retailing and other decorative works shall not be deemed to be deemed to be material alterations, it further includes:-

- (a) Conversion of a building or any part thereof for human habitation as one dwelling house into more than one dwelling house and vice-versa;
- (b) Conversion of a building or a part thereof suitable for human habitation into a dwelling house or vice-versa;
- (c) Conversion of a dwelling house or a party thereof into a shop, warehouse or factory or vice-versa.
- (d) Conversion of a building used intended to be used for one purpose such as shop, warehouse or factory, etc. Into one or another purpose.

**11.2.52** “To Re-erect” – to construct for a second time or subsequent time a building or part of a building after demolishing it on the same plan as has been previously sanctioned.

**11.2.53.** “Water Course:- means a natural channel or an artificial one formed by draining or diversion of a natural channel meant for carrying storm water either from a single property or several properties draining thereof in combination .

**11.2.54.** “Warehouse”- means a building the whole or substantial part of which is used or intended to be used for the storage of goods whether for keeping or for sale or for any similar purpose but does not include a store room attached to , and use for the proper functioning of a shop .

**11.2.55.** “Yard”- means an open space at ground level between a building and the adjoining lines of the plot unoccupied and unobstructed except by encroachment or structures specifically permitted by these byelaws on the same plot with a building. All yard measurement shall be the minimum distance between the front, rear and side yard-plot boundaries, as the case may be, and the nearest point of the building including enclosed or covered porches. Every part of every yard shall be accessible from every other part of the same yard.

**11.2.56.** “yard front” – means a yard extending across the front of a plot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than steps , unenclosed balconies and unenclosed porches .

**11.2.57** “yard rear” – means a yard extending across the rear of a plot measured between a plot boundaries and being the minimum horizontal distance between the rear plot boundary and the rear of the building or any projection other than steps. Un enclosed

balconies or unenclosed porches. In a corner plot the rear yard shall be considered as parallel to the street upon which the plot, has its least dimension. In both the corner and interior plots the rear yard shall be at the opposite end of the plot from the front yard .

**11.2.58 “Yard side”** – means a yard between the building and the side line of the plot and extending from the front line to the rear of the plot and being the minimum horizontal distance between the side boundary line and the sides of a building of any other projections other than stops unenclosed balconies or unenclosed porches.

The Donkamokam Master Plan area is hereby divided in to the following six zones shown on the accompanying Zoning Map which together with all explanatory matters thereon , is hereby declared to be a part of these regulations .

### **11.3 CLASSIFICATION OF ZONES AND ESTABLISHMENT OF ZONING MAP.**

**11.3.1.** The zones designated under 3.1 may be further

Where non-conforming use status applied to a structure and premises in combination, removal or destruction of the structure shall eliminate the non-conforming status of the land.

- a) Low Density
  - b) Medium Density
  - c) High Density
2. Commercial Zones.
  3. Industrial Zones –
    - (a) Light Industry
    - (b) Medium Industry
  4. Public and Semi-public Zone
  5. Recreational and Open Space Zone
  6. Green Belt Zone.

**11.3.2** The Zones designated under 3.1 may be further divided into sub-zones by the authority where it deems it expedient, the designation of such sub-zones being dependent on the special use to which each such sub-zones is being utilized.

**11.3.3.** Zone boundaries of each zone shall be as established in the zoning Map of the Donkamokam Master plan area and a copy of which shall be located in the office of the local authority in a place easily accessible to the public which be the final

authority as to the current zoning status of land and water area building and other structure in the Donkamokam Master Plan area.

**11.3.4.** Interpretation of zone boundaries – where uncertainly exists as to the boundaries of zones as shown on the zoning Map, the following result shall apply:-

- (a) Boundaries indicated as approximately following the centre lines of streets, highways or alleys shall be construed to follow such centre line .
- (b) Boundaries indicated as approximately following established plot boundaries shall be construed as following such plot boundaries .
- (c) Boundaries indicated as approximately following the centre lines of streams, river cannels , lakes or other bodies of water shall be construed to follow such centre lines.
- (d) Boundaries indicated as parallel to or extension or features indicated in sub-sections (a) to (c) above shall be so construed distances not specially indicated on the zoning Map shall be determined by the scale of the map .
- (e) Where physical or cultural features existing on the ground are at variance with those shown on the zoning Map , or in other circumstances not covered by sub-section (a) through (d) alone , the Director of Town & country planning shall interpret the zone boundaries.

**11.3.5.** No changes of any nature shall be made in the zoning Map except in conformity which the procedures set forth in these Regulations. Any unauthorized change of whatever kind by any person shall be considered a violation these Regulations and punishable as provided under clause 16 of these Regulations.

**11.3.6.** Regardless of the existence of purported copies of the official zoning Map which may from time to time be made or published, the official zoning Map which shall be located in the office of the local authority in a place easily accessible to the public shall be the final authority to the current zoning status of land and water areas, building and other structures in the planning area.

#### **11.4 APPLICATION OF ZONING REGULATION:**

**11.4.1.** The requirement of this Regulation within each zone shall be the minimum requirement and shall apply uniformly to each class or kind of structures or land except as hereinafter.

**11.4.2.** No building, structure, or land shall hereafter be used or occupied and no building or structure or part of the building shall hereafter be erected, re- erected or materially altered unless in conformity whit al of the regulations herein specified for zone in which it is located.



**11.4.3.** No building or other structure shall hereafter be erected re-erected or materially altered.

- (a) To exceed the height.
- (b) To accommodate or house a greater number of families.
- (c) To occupy a greater percentage of plot area.
- (d) To have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required, or in any other manner contrary to provisions of these regulations.

**11.4.4.** No part of a yard or other space, or off street parking or loading space required about or in connection with any building for the purpose of complying with this regulation shall be included as part of a yard, open space, or off street parking or loading space similarly required for any other buildings.

**11.4.5.** No yard or plot existing at the time of coming into force of these regulation shall be reduced in dimension or are below the minimum requirements set forth herein ; yard or plots created after the effective date of these regulations shall meet at least the minimum requirement established by these Regulation .

**11.4.6.** Non-conforming plots, non-conforming uses of land, non-conforming structures and non-conforming use of structure and premises;

**11.4.6.1.** Within the zones established by these regulations or amendments that may later be, adopted therein existing plots, structures and uses of land and structures which were lawful before these regulations came into force or were amended, by which would be prohibited, regulated, or restricted under the terms of these regulations or future amendments, shall be permitted to continue until they are removed. Such uses are declared by these regulations to be incompatible with permitted uses in the zones involved. Such non-conformities shall not be enlarged, upon, expanded or extended nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone.

**11.4.6.2.** A non-conforming use of a structure, a non-conforming use of land or a non – conforming use of a structure and land shall not be extended or enlarged after coming into force of these regulations by attachment on a building or premises of additional

signs intended to be seen from off the premises , or by the addition of other uses of a nature which would be prohibited generally in the zone involved .

**11.4.6.3.** Nothing in these regulations shall be deemed to require a change in the plans, constructions, or designated use of any building on which actual construction was lawfully begun prior to the coming into force of these regulation and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding as demolition or removal shall be deemed to be actual construction provided that work shall be diligently carried on until completion of the building involved.

**11.4.6.4.** If two or more plots or combinations of plots and portions of plots with continuous frontage in single ownership are of the record at the time of coming into force or amendment of the regulations and if all part of the plots do not meet the requirement for plot width and area as established by these regulations , the land involved shall be considered to be an undivided parcel for the purposes of these regulations and no portion of said parcel shall be used or sold which do not meet plot width and area requirements established by these regulations , nor shall any division of the parcel be made which leaves the remaining plot with width or area below the requirements stated in these regulations .

**11.4.6.5.** Non-conforming uses of land – Where on the date of coming into force of these regulations or amendments thereto lawful use of land exists that is made no longer permissible under the terms of these regulations as enacted or amended such use may be continued , so long as it remains otherwise lawful , subject to the following provisions :-

- (a) No such non-conforming use shall be enlarged or increase, nor extended to occupy a greater area of land than was occupied on the date of coming into force of these regulations or amendments thereto.



- (b) No such non-conforming use shall be moved in whole or in part to any other portion of the plot or parcel occupied by such use on the date of coming into force of these regulations or amendments thereto.
- (c) If any such non-conforming use of land ceases for any reason for a period of more than 30 days any subsequent use of such land shall conform to the requirements specified by these regulations for the zone in which such is located.

**11.4.6.6.** Non-conforming structure – where a lawful structure exists on the date of coming into force of these regulations or amendments thereto that could not be built under the terms of these regulations by reason of restriction on area, plot coverage, height yards or other characteristics of the structure or its location on the plot such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:-

- (a) No such structure may be enlarged or altered in a way which increases its non-conformity.
- (b) Should such structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at the time of destruction. It shall not be reconstructed except in conformity with the provisions of these regulations,
- (c) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the requirements for the zone in which it is located after it is moved.

**11.4.6.7.** Non-conforming uses of structures- If a lawful use of a structure, or of structures and premises in combination, exists on the date of coming into force of these regulations or amendments that would not be allowed in the zone under the terms of these regulations the lawful use may be continued so long as it remains otherwise lawful subject to the following provisions:-

- (a) No existing structure devoted to a use not permitted by these regulations in the zone in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to use permitted in the zone in which it is located;
- (b) No such non-conforming use shall be enlarged or increased or extended to occupy a greater area of the building that is occupied by such use the time of coming into force of these regulations or amendments thereto;

- (c) Any structure, or structures and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the requirements of these regulations for the zones in which such structure is located, and the non-conforming use may not there-after be resumed; when a conforming use of a structure, or structures and premises in combination is discontinued or abandoned for six consecutive months or for 18 months during any three year period, the structure or structures and premises in combination, shall not thereafter be used except in conformance with the regulations of the zone in which it is located.

**11.4.6.8. Repairs and Maintenance** – One any building devoted in whole or in part to any non-conforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of non-load-bearing walls, fixtures, wiring or plumbing, to an extent not exceeding 10 percent of the current replacement value of the building, provided that the cubic contents of the building as it existed at the time of coming into force of these regulations or amendments thereto shall not be increased.

Nothing in these regulations shall be deemed to prevent the strengthening to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety upon order of such official.

**11.4.6.9. Uses under Exception Provision not non-conforming uses** – Any use for which a special exception is permitted as provided in these regulations shall not be deemed a non-conforming use, but shall without further action be deemed a conforming use, in the zones in which it is permitted.

**11.4.7. “Accessory Use”**- the term Accessory use shall not include:-

- (a) Any use not on the same plot, with the use to which it is accessory, unless authorized by the authority;
- (b) Any use not customarily incident to a permitted use;
- (c) Any use detrimental to the neighbourhood by reason of emission of smoke, noise, odour, vibration, dust or fumes;
- (d) Storage of more than two commercial automobiles except on an agricultural piece of land;
- (e) A secondary dwelling on the same plot with a main dwelling, unless each building shall have at least the open space and equivalent plot size as required by Clause 4.8;

- (f) Advertising signs excepting signs not more than 10 sq.ft. or 0.9 sq.m in total area pertaining to the lease, sale or use of a plot or building on which they are placed. On a plot occupied by a dwelling there shall not be more than two signs with a total area of 2 square feet or 0.18 sq.m. per sign for each family house;

**11.4.8. Yards and Open Spaces:--**

- (a) Each structure hereafter erected, re-erected or materially altered shall be provided with specific front, side and near yard;
- (b) On plots occupied by building only, not exceeding 30 percent of the near yard may be occupied by one storied building of accessory use;
- (c) Special type of Building- Subject to the requirements of set-backs from prescribed street lines and side and near yards under the representative Rules no building used for Theatres, Cinema Halls, Concerts or Assembly Halls, Stadium, buildings intended for Religious worships, Hospital or Dispensary buildings, Markets, Exhibition Halls or Museum and other such buildings shall have an open space of not less than 25 ft. or 7.5 m. from the front boundary and 15 ft. ,or 4.5.m. from the side and near boundaries of the plot on which such building are construction.

**11.4.9. Visibility at Intersections in Residential Zone-** On corner plot in any residential zone nothing shall be erected, placed, planted or allowed to grow in such a manner as materially impede vision between a height of two and half and ten feet above the centre line levels of the intersecting streets in the area bounded by the street lines of such corner plot and a line joining points along said lines 50 ft. or 15.0 m. from the point of the intersection.

**11.4.10. Building abutting two or more streets-** When a building abuts two or more streets the se-backs from the streets shall be such as if the building was fronting each such street.

**11.4.11. Means and Access:-**

- (a) No building shall be constructed on any plot for any-use where there is no means of access to such plot;

- (b) Notwithstanding anything prescribed in the Master Plan the widths of such access or lanes, roads etc. to one individual plot or plots whether private or public shall be prescribed by the Authority;

**11.4.12.** The authority may prescribe a line on one or both sides of any public or private road or street and no person shall construct, re-construct or materially alter any portion of any building or structure on land within such prescribed street line.

**11.4.13.1.** If any building or structure or part of a building or structure abutting on a public or private road or street is within such line of the street, the Authority may required such building or structure to be set-back beyond such prescribed line to a distance as prescribed in these regulations, whenever it is proposed:-

- (a) To re-build such building or structure or to take sown such building or structure;
- (b) To remove, re-construct or make any addition to or structure alteration in any portion of such building or structure which is within such regular prescribed street line.

**11.4.13.2.** When any building or structure or any part thereof within the prescribed line of street falls down or is burnt down or is taken down the Authority may at one take possession of the portion of land within the prescribed line of street previously occupied by the said building or structure and if necessary clear the same under the provisions of the Assam Town and Country Planning Act, 1959 (as amended).

**11.4.14.** Land Subdivision and Layouts- Except as otherwise provided, no land will be developed or sub-divided and no layouts on land shall be prepared, altered, done or executed unless in conformity with these regulations herein specified for the zones in which the land is located.

**11.4.15.** Fences, walls and hedges- Notwithstanding any other provision in these regulations, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard provided that no fence, wall or hedge along the sides or front edge of any front year shall be over 3 ft. or 0.0 m. in height:

**11.4.16.** Off-street parking space for Motor Vehicles, Scooters and Cycles-

- (a) Off-street parking space shall be provided on any plot on which the uses specified in the Table –I are hereafter established; such parking space shall be provided with adequate vehicular access to a street.
- (b) Each off-street parking space provided shall not be less than 18 Sq.m. (200 Sq.ft.), 3 Sq.m. and 1 Sq.m. of area for car scooter and cycles respectively. The area of drives, aisles and such other provisions required for adequate access shall not be counted as the part of area specified for parking.
- (c) Off-street parking space provided shall be not less than the minimum requirements specified in the Table – I for each type of use;
- (d) If a vehicle parking space required by these regulations is provided in parking areas by groups of property owners for their manual benefit, the Authority may construe such use of this space as meeting the off-street parking requirements of these regulations.
- (e) If off-street vehicle parking space cannot be reasonably provided on the same plot on which the principal use is conducted the Authority may permit such space to be provided on their off-street property, provided such space lies within 400 feet or 12.0 m: of the main entrance to such principal use. Such vehicle parking space shall be deemed to be required open space associated with the permitted use and shall not therefore, be reduced or encroached in any manner.

## **11.5 REGULATIONS FOR DIFFERENT ZONES**

**11.5.1.** Regulations for different zones regarding minimum size of plots, minimum set-backs of the building or structure from the prescribed street line, maximum coverages etc. shall be as follows-

### **REGULATIONS FOR DENSITY, COVERAGE, FLOOR AREA RATIO AND SET BACK FOR DIFFERENT ZONES.**

#### **11.5.1.1. Residential Use Zone-**

## (i) Plot size\_

Density	Area in Sq.ft.	Area in Sq.mt.
Low	5.760	535.88
Medium	4.320	401.76
High	2.880	268.84

In case of low cost housing for low income group and slum re-housing the minimum plot size could be 1800 sq.ft.

## 10 Plot Coverage

Density	Maximum Coverage	Maximum F.A.R.
Low	40.p.c.	75
Medium	45.p.c.	100
High	50.p.c.	125

## (ii) set-back line\_

- (a) Front set-back- minimum set-back for all types of buildings is 15 ft.unless it is specified for particulars street;
- (b) Side and Rear set-back- Minimum side se-back and rear set-back for all individual plot are 5ft and 10 ft. respectively.

**11.5.1.2. Government Offices\_** In order to achieve architectural composition and intensive use the following provisions are stipulated.

Maximum FAR.	125
Maximum Coverage	50 p.c.
Maximum Covered parking	10 p.c.
Minimum Front set-back	20 ft.
Minimum side and rear set-back	10 ft.

**11.5.1.3. Commercial Use Zone-**

Minimum individual plot size for commercial use	....	1250 sq.ft. (116.25 sq.m.)
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Maximum F.A.R.	....	200
Maximum Ground floor coverage including 5 p.c. for covered garage for cars and cycle	....	70 p.c.
Coverage for second floor and above	....	50 p.c.
Minimum front set-back unless it is specified for particular street.	....	10 ft.
Side set-back	....	3 ft.
Rear set-back	....	10 ft.
Set-back for Market complex- Minimum front set-back from Major Road	....	30 ft.
Side and rear set-back	....	10 ft.
Maximum coverage including 5 p.c. coverage garages	....	50 p.c.
F.A.R.	....	300
Set-back for ware-housing, storage, etc.- Front	....	20 ft.
Side	....	10 ft.
Rear	....	15 ft.
Coverage	....	70 p.c.

**11.5.1.4. Industrial Zone-**

Sl. No.	Requirements	Light Industry	Medium Industry
1.	Minimum size of plot	8,000 sq.ft (744.00 sq.m.)	20,000 sq.ft. (1,860 sq.m.)

2.	Minimum set-back		
	Front	20 ft.(6 m.)	30 ft.(9 m.)
	Side	10ft.(3m.)	15 ft.(4.5m.)
	Rear	20 ft.(6 m.)	20 ft.(6 m.)
3.	Maximum Coverage	45 p.c.	55 p.c.
4.	Maximum F.A.R.	100	75

N.B. If any structure or building is permitted in the Industrial Zone for human habitation under the provision of these rules the yard condition shall be same as prescribed for high density residential zone.

**11.5.2.** Regulations for different zones regarding use permitted, uses permissible on appeal to the authority and uses prohibited shall be as follows-

**11.5.2.1.** Regulations for Residential Zone-

**11.5.2.1. A.** Use permitted-

- (a) Dwellings;
- (b) Churches, temples, mosques and other places of worship;
- (c) Schools offering general educational courses, community halls, welfare centre, public libraries, art galleries, museums; hostels, for educational institution offering general courses gymnasiums;
- (d) Medical, eye and dental practitioner's clinics;
- (e) Professional offices and incidental to such use not occupying a floor area exceeding 200 sq.ft. for 18.0 sq.metre;
- (f) Club houses not conducted as business, public parks and private parks which are not utilized for business purposes;
- (g) Nurseries and general agriculture, horticulture;
- (h) Accessory uses customarily incidental to any principal use and meeting the requirements of clause 3:4.



- (i) Post offices, Police out-post and fire stations;
- (j) Taxi stands and bus stands, Cycle and Rickshaw stands

**11.5.2.1. B:** Use permissible on appeal to the authority-

- (a) Municipal state and Central Government uses but not offices;
- (b) Public utilities;
- (c) Dispensaries for human care except they are meant primarily for mental treatment, convalescent houses sanitarium;
- (d) Philanthropic uses, residential hostels restaurants, cafeteria milk barks, boarding or lodging house in independent buildings;
- (e) Clean industry considering the ( performance characteristics) following indicators-(i) Noise (ii) Vibration (iii) Smoke (iv) Dust (v) Odour (vi) Effluent (viii) Employment (ix) Vehicular traffic (x) General nuisance.( and indicative list of industries which could be permitted in residential area subject to the condition it satisfies is given in Appendix).
- (f) Trade or other similar schools not involving any danger of fire explosion, noise, vibration, smoke; dust; odour; heat or other objectionable effluents;
- (g) Branch Offices of banks and local offices of any public authority and telegraph office;
- (h) Golf clubs and green house,
- (i) Market places with only vegetables, fruits, flowers; fish and meat and other connected day to day requirements;
- (j) Theatres, assembly or concert halls, dance and music halls and such other places of entertainment;
- (k) Electric sub-station;
- (l) Neighbourhood shopping centre with goods offered for sale for day to day requirements and the uses permissible under clauses 5 and 5.2.1.C;

**11.5.2.1.C:** A building or premises with a shop frontage along a street in residential Zones-  
Permission may be allowed only for the following purposes subject to the conditions that-

- (a) The additional uses permissible hereunder shall be restricted to a depth or 20 ft. or 6.0 metre and only the building in the front portion abutting the street on which the shop line is marked;
- (b) Where the building or premises abutted on two or more streets, no direct opening of such shops may be permissible on the street, on which the shopping line is marked;
- (c) When the ground floor of such building or premises is allowed for shops under this clause the following uses may be permitted.
  - (i) Any use permitted in Residential Zone;
  - (ii) Stores of shops for the conduct of retail business;
  - (iii) Branch offices of banks, professional offices, local offices of any public created by law;
  - (iv) Hair dressing saloon and beauty parlours;
  - (v) Shoe repairing and shining shops;
  - (vi) Laundry and tailoring shops not employing more than 5 persons;
  - (vii) Shops for goldsmith, watch and clock repairs and picture framing;
  - (viii) Radio and household appliances repair and umbrella repairs( not employing more than 5 person);
  - (ix) Tea stalls, restaurants and eating house;
  - (x) Uses permissible under (a),(b),(c),(d),(f),(g),(h),of clause 5.2.1.B

**11.5.2.1. D.** Use prohibited- All other uses not specifically permitted herein

#### **11.5.2.2: REGULATIONS FOR COMMERCIAL ZONES**

**11.5.2.2. A.** Use permitted-

- (a) Shops of all kinds, business offices and exchanges;
- (b) Whole sale establishments and departmental stores;
- (c) Auto supply stores and showrooms for motor vehicles and machineries;
- (d) Storage of furniture and household goods;
- (e) Club houses or other recreational activities conducted as business;

- (f) Place of amusements of assembly;
- (g) Temples, churches, Mosques and other places of worship;
- (h) Schools and other institutions, libraries, museums and art galleries;
- (i) Dispensaries, Clinics and veterinary dispensaries and hospitals;
- (j) Police out-post and telegraph offices and fire stations.
- (k) Local offices of any public authority created by law and professional office
- (l) Banks and safe deposit vaults;
- (m) Municipal, State or Central Government uses but not offices;
- (n) Hostels, boarding and lodging houses, eating houses;
- (o) Printing press, book binding and block making aggregate motive power not exceeding 5 H.P. and not employing more than 5 persons;
- (p) Cleaning and dying establishment;
- (q) Carpentry and cane making and retailing of building materials;
- (r) All other uses permitted under clause 5.2.1. A and under (a),(b),(c),(d),(f),(h),(j),(k),(i) of clause 5.2.1. B and all uses under clause 5.2.1.C;
- (s) Accessory building or uses customarily incidental to any permitted principal use including storage space upto 50 percent of the total floor area use for the principal use;

**11.5.2.2. B. Uses permissible on appeal to the Authority-**

- (a) All types of industries that are permitted in Residential area;
- (b) Petrol filling stations and kerosene storage;
- (c) Electric sub-stations;
- (d) Coal, wood and timber yards;
- (e) Motor repairing garages;
- (f) Repair, cleaning, printing or light manufacturing using not more than 10 H.P. motive power in total and employing not more than 5 persons;
- (g) Wholesale godown and warehouses;
- (h) Taxi, bus and truck parking area;

**11.5.2.2. C.** Use prohibited- All other uses not specifically permitted herein.

**11.5.2.3. REGULATION FOR LIGHT INDUSTRY ZONE**

**11.5.2.3. A.** Use permitted-

- (a) Warehouses and godowns;
- (b) Coal, wood and timber yards;
- (c) Contractors plant and storage for building materials;
- (d) Bakeries, confectioneries, ice-cream factories;
- (e) Automobile service and repairing stations with motive power not exceeding 20 H.P. provided the necessary parking Space are available;
- (f) Power laundries;
- (g) Pasteurization of milk, cream and butter;
- (h) Mechanical workshop with lathes, drills, grinders, spot welding set with motive power not exceeding 20 H.P.
- (i) Printing, book binding, engraving and block making;
- (j) Photo process, embroidery and lace manufacturing cotton and silk printing, arts and crafts, toy making glass cutting etching and polishing, costumes, jewellers and novelties,
- (k) Suphari and Machola grinding, cold storage, metal polishing, travel goods, and canvas and water proof materials, steel slates, wowing machines (Assembly), writing ink employing not more than 10 persons;
- (l) Handloom weaving wooden packing cases and boxes, was products wooden industrial goods, bucket and metal container animal feed;
- (m) Iron rolling and wire setting with motive power not exceeding 20 H.P;
- (n) Atta chakki, oil mills and flour mills with a motive power not exceeding 75 H.P;
- (o) Bus and truck terminal and parking plots;

- (p) Any other use in commercial zone except those specially prohibited hereunder;
- (q) Accessory buildings or uses customarily incidental to any permitted principal use.

**11.5.2.3.B. Use permissible on appeal to the authority-**

- (a) Leather products;
- (b) Fruits and vegetable canning and preservation;
- (c) Saw milling;
- (d) Light manufacturing, railings and grills manufacturing;
- (e) Petrol Filling stations;
- (f) Watchmen or caretakers;
- (g) Canteen and eating house serving the industries;
- (h) All other light industries as defined by the Authority not involving any danger or fire, explosion, noise, vibration; smoke, dust, odour; heat or other objectionable effluents;

**11.5.2.3. C. Use prohibited-**

- (a) All uses not specially permitted herein;
- (b) The industries associated with undesirable features such as excessive smoke, stench, injurious fumes, effluents and other hazards to health and safety of the people.

**11.5.2.4. REGULATION FOR MEDIMUM INDUSTRY ZONE-**

**11.5.2.4. A.** Use permitted-All uses permitted or permissible on appeal to the Authority in light industry zone.

**11.5.2.4. B.** All other Medium Industries except those specially prohibited hereunder.

**11.5.2.4. C.** Use prohibited- the industries associated with undesirable features such as, excessive smoke stench, injurious fumes effluents and other hazard and safety of the people.

**11.5.2.5. REGULATION FOR PUBLIC AND SEMI-PUBLIC ZONE-**

**11.5.2.5. A.** Use permitted-

- (a) State and Central offices and other public and semi-public buildings;
- (b) Educational and research institution;
- (c) Social, Culture and religious institutions;
- (d) Local and municipal offices;
- (e) Public utilities and municipal facilities;
- (f) Museums, monuments, art galleries, community halls, libraries;
- (g) Building and uses incidental to the above permitted uses.

**11.5.2.5. B:** Use permissible on appeal to the Authority-

- (a) Residences;
- (b) Restaurants, milk bars;
- (c) Any other uses incidental to main use and in no way causing any nuisance or hazard;
- (d) Radio and wireless stations.

**11.5.2.5. C.** Use prohibited- All other uses not specifically permitted herein.

**11.5.2.5. D.** The minimum size of the plot for the public and semi-public zone shall be 5760 sq.ft. or 537.68 sq.m. and the maximum coverage shall be 50% of the total plot area.

**11.5.2.6 REGULATIONS FOR RECREATIONAL AND OPEN SPACE ZONE.**

**11.5.2.6 A:** Use permitted-

- (a) All public and semi-public recreational use including parks, play grounds, park ways and other special recreational uses;

- (b) Stadium;
- (c) Swimming pools and clubs;
- (d) Botanical and zoological parks;

**11.5.2.6. B. Use permissible on appeal to the Authority-**

- (a) Restaurants and selling of eatables;
- (b) Public utilities and municipal facilities;
- (c) Use clearly incidental
- (d) Uses for temporary public entertainment purposes for a period not exceeding 30 days. Structure that may be erected for such entertainment purposes shall be removed at the end of the period and shall in no case be permanently erected.

**11.5.2.6. C. Use prohibited –All uses not specifically permitted herein;**

**11.5.2. 6. D. The height limitations of any structure of building if permitted under this clause front space, side and rear yard within this zone shall be determined by the Authority.**

**11.5.2.7. REGULATIONS FOR GREEN BELT ZONE.**

**11.5.2.7. A. Use Permitted-**

- (a) All agricultural uses and horticulture;
- (b) Gardens and forestry;
- (c) Golf links and club houses;
- (d) Public and private parks, play fields, summer camps or recreation of all types;
- (e) Farm house and their accessory buildings and their uses.
- (f) Churches, temples, mosques and other places or worships;
- (g) Processing and sale of farm products on the property where produced, the servicing and repair of farm machineries and the sale of agricultural supplies.

**11.5.2.7. B Use permissible on appeal to the Authority-**

- (a) Milk chilling stations and pasteurizing plants;
- (b) Rural colleges, boarding houses and hostels, scientific and industrial research laboratories not to be operated for productions of good or other materials.



- (c) Cottage industries, brick making excavation of clay, gravel top soil and other earthen materials;
- (d) Landing fields for planes and helicopter and its necessary appurtenances;
- (e) Utilities and their building;
- (f) Area needed for defence purposes;
- (g) Wireless transmitting and weather stations;
- (h) Any irrigation or flood control works;
- (i) Cemeteries, crematorium and burial grounds;
- (j) In case of existing villages in this zone the normal expansion of the village including rural housing, community facilities and other service facilities would be allowed upto a physical boundary to be fixed by the authority.

**11.5.2.7. C. Use prohibited –**

- (a) All uses not specifically permitted herein.
- (b) The parceling out of land in this zone for the purposes of urban housing shall be absolutely prohibited.

**11.5.2.7. D.** Customary home occupation shall be conducted only by a person resident in the dwelling, the area for such uses shall not exceed 25% of the total floor area of the dwellings, and there shall be no public display of goods.

**11.6 EXCEPTIONS AND MODIFICATIONS**

**11.6.1. Exceptions to height yard and set back limits.**

**11.6.1.1.** The height limitations of these regulations shall not apply to temples, Churches and mosques provided that the minimum front and rear set back etc. are maintained.

**11.6.1.2.** Chimneys, elevators, poles, spires, overhead water tanks and other such projections not used for human occupation on appeal the authority.

**11.6.1.3.** Stops, gallery or balcony, weather frame; sun breaker; cornice, caves, window sills; or other ornamental projections may project onto any yard provided this will not

reduce the required open spaces in the front sides and rear as prescribed in these regulations on appeal to the authority.

**11.6.1.4.** In any zone, on plots less than 60ft.or 18 metres deep the rear yard may be reduced by one percent of each foot or 30.48c.m. if the plot depth is less than 60 ft.or 18 metres.

**11.6.1.5.** Notwithstanding anything contained in these regulations the front set back in any zone can be prescribed by the authority in pursuance of any scheme. 10.6.1.6. Height of compound wall in all zones specified in these regulations shall not exceed 6 or 1.8 m. above the ground level of the adjacent street.

## **11.6.2 GROUP PROJECTS**

**11.6.2.1.** In case of group Housing Projects containing a group of twenty or more buildings, notwithstanding anything contained in the regulations, the Authority may prescribe special requirements in harmony with the character of the neighbourhood and ensure that the total open spaces shall not be less than four acres or 1.62 hectares per thousand population.

**11.6.2.2.** The minimum area for the development of group housing is one acre. Set back arrangement of blocks, garages etc. will have to be approved in each case so that a healthy development is ensured. The coverage and F.A.R. for various densities will be as per regulation of Residential use zone.

**11.6.2.3.** Group projects for commercial, light and medium industry zones can be undertaken and notwithstanding anything contained in these regulations, the Authority may prescribe special requirements in consistent with the character of the zone.

## **11.7 ADMINISTRATION AND ENFORCEMENT**

**11.7.1.** Approved of plans for Zoning Conformity - After the adoption of the Master Plan and the Zoning Regulations by the State Government no person shall use, sub-divide or develop any land or erect, re-erect materially alter or change the existing structure of any building or use the building or land within the limit of Donkamokam Master Plan area without the plans being approved for Zoning conformity by the Authority as

required under Section 13 of the Assam Town and Country Planning Act. 1959( as amended).

**11.7.2.1.** Application for approval of Zoning conformity – All application for approval of zoning conformity and for erection re-erection renovation and material alteration of any building or structure shall be accompanied by the following plans in triplicate –

- (a) A block plan of such building site which shall be drawn to the scale of the largest revenue survey maps at the time in existence for the locality and shall show the position and appurtenances of the properties, if any, immediately adjoining streets and the means of access to the building;
- (b) A site plan on 16 ft. or 2 metre scale indicating the plot boundaries the north line position of the existing structures if any, line plan of the proposed structure with its location, set-backs, side and rear yard; projections if any distances from any structure if any, etc. on plot in figured dimensions;
- (c) The detailed floor plan for each floor on 8 ft. or 1 metre scale with projections if any, showing the use of every room or portions of the building or structure and full and detail dimensions of the structure;
- (d) One or two sections, as the case may be through the building showing the height of the plinth above and below the ground level and each floor and of the roof over the staircase;
- (e) Such other matters as may be necessary to determine conformance with and provide for the enforcement of these regulations;
- (f) All the plans and sections shall be signed by the applicant;

**11.7.2.2.** In case of plans pertaining to erection, re-erection or material alteration of any building or structure the Authority may either approve or refuse to approve the plans if it is not in conformity with the Master Plan or Zoning Regulation and shall communicate its decision to the applicant giving the notice within a period of one month from the receipt of the application or such other information as may be called for by the Authority. One copy of the plans shall be returned to the application after the Authority have marked such copy either as approved or disapproved and attested to the same by the signature of the proper official as

designated by the Authority. The other two copies of the plans similarly marked, shall be retained by the Authority.

**11.7.2.3.** For the purpose of obtaining permission for sub-division of any plot of land the applicant shall submit the following plans in triplicate together with necessary statements to the Authority-

(a) A block plan of such land which shall be drawn to the scale of largest revenue survey map at the time in existence for the locality showing the location of the land, boundaries of the proposed land shown on the map and sufficient description to define the same, location, name and present widths of the adjacent roads and major physical characteristics of the land proposed to be sub-divided, including topography, the location and width of any water course and location of any area subject to inundation or flood and north line;

(b) A plan of such land which shall be drawn to a suitable scale showing the complete layout of the proposed sub-division including location and widths of all the proposed streets dimension, and uses of all plots, location of all drains, Sewerage and other utilities, building lines permissible and northline;

( c) Any other items of information which may be required by the Authority from time to time;

(d) All the plans shall be signed by the applicant.

**11.7.2.4.** In case of plan pertaining to sub-division of land, the authority may either grant or refuse the approved of the plans or may approve them with such modifications as it may deem fit and thereupon shall communicate its decision to the applicant giving the notice within three months from the date of receipt of the application or such other information as may be called for by the Authority.

**11.7.3.** Sub-Committee on Zoning Appeals-

**11.7.3.1.** Sub-Committee shall be constituted from out of the members of the Authority by the Chairman and if no Authority is constituted in such cases by the Director of Town and Country Planning which shall be called the “Sub—committee on Zoning appeals”.

**11.7.3.2.** The Sub-committee shall consist of at least five members. The Chairman of the Authority and the Director of the Town and Country Planning or his nominee and three other members from the local Authorities representing private sector shall be the members subject to the approval of the Government. The Chairman presides over such meetings and the quorum consists of at least three members. The Sub-committee shall meet one a months to consider any case of Zoning Appeals.

Where no Authority is constituted, the Director, of Town and Country Planning or his nominee and Deputy Commission and three other members from the local Authorities or representing private sector or both shall be the members.

The Deputy Commission or in his absence the Director of Town and Country Planning or his nominee shall preside over such meeting.

**11.7.3.3.** The Chairman and where no Authority is constituted the Director of Town and Country Planning or his nominee shall convene the meeting of the sub-committee on Zoning Appeals.

**11.7.3.4.** This sub-Committee shall have the power to grant variance with respect to front, rear and side yard or building height and area requirements, if at the time of adoption of these Regulations a plot of land is smaller than the minimum size specified for the land in which it is located, and compliance with front, rear side yard and height and area regulations is not feasible because of topography or other special consideration, the case may be brought before the sub-committee on Zoning appeals. This Sub-committee can grant variance and permission given with such modifications as are necessary but should conform as closely as possible to the requirements specified for zone in which the plot is located. In all, the particulars reasons for the variance should be recorded by the sub-committee.

**11.7.3.5.** The Sub-committee on Zoning Appeals shall not have the power however to grant use variance. Where a change of use other than that specified in the zone in which the plot is located is permitted.

**11.7.3.6.** Penalties-Every person, firm body or corporation the commits or knowingly permits a breach of any specified provisions of the Donkamokam Master Plan and schemes prepared there under and foregoing Zoning Regulations or who neglects or fails to comply with any such provisions, shall be punishable as provided in the Assam Town and Country Planning Act' 1959 ( as amended).

